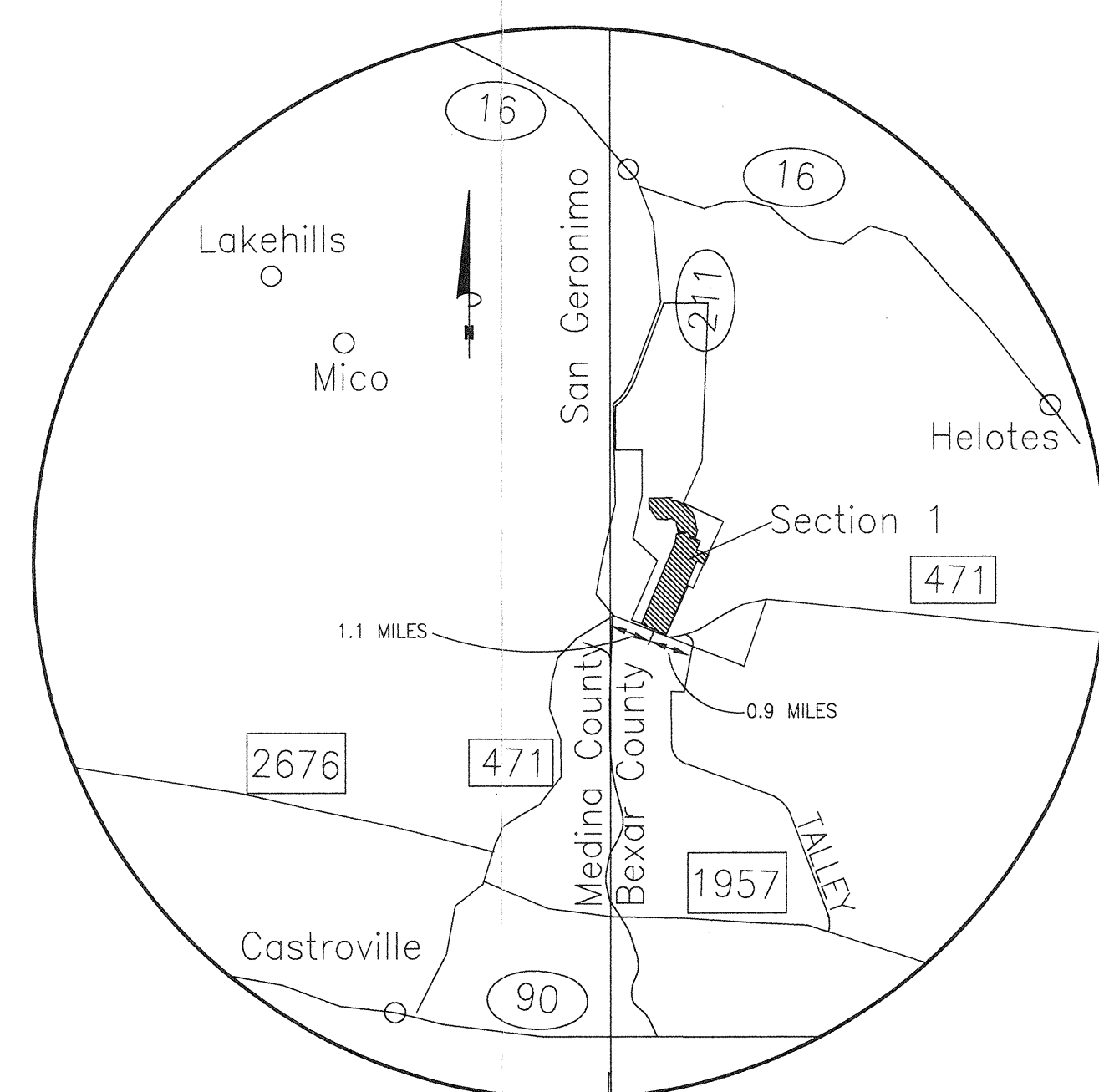



GRAPHIC SCALE IN FEET

0 200 400 600 800

[illegible]

PROJECT NO: 1360-8148-95	DESIGNED BY: KJK
FILE NO: 8148PQADPBR.DWG	DRAWN BY: TCT
DATE: FEBRUARY 9, 2000	CHECKED BY: KJK
SCALE: 1" = 400'	REVISED BY:

**GRAY • JANSING & ASSOCIATES, INC.**  
**Consulting Engineers**  
 8217 Shoal Creek Blvd., Suite 200  
 Austin, Texas 78757-7592  
 (512)462-0371 FAX (512)464-9933

5/19/00 MSB  
5/22/00 REV



## WIND GATE RANCH SECTION ONE

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	250.00	35°06'11"	153.17	S41°41'56"W	150.78
C2	250.00	45°16'54"	197.58	N36°36'35"E	192.48
C3	300.00	47°21'13"	247.94	S37°38'44"W	240.95
C4	600.00	11°30'47"	120.56	N55°33'58"E	120.36
C5	600.00	75°58'42"	795.64	N23°20'00"E	738.61
C6	500.00	33°39'52"	293.78	S02°10'36"W	289.57
C7	406.25	14°15'00"	101.04	S26°08'02"W	100.78
C8	406.25	14°15'00"	101.04	N26°08'02"E	100.78
C9	375.00	29°15'59"	191.55	N04°22'32"E	189.47
C10	200.00	46°08'46"	161.08	S12°48'56"W	156.76
C11	238.71	32°45'33"	136.48	N19°40'42"E	134.63
C12	25.00	96°10'38"	41.97	N44°47'23"W	37.21
C13	25.00	91°30'22"	39.93	N41°22'08"E	35.82
C14	170.42	17°03'42"	50.75	S00°06'49"W	50.56
C15	170.42	17°03'42"	50.75	N00°06'49"E	50.56
C16	170.42	17°03'42"	50.75	N16°56'52"W	50.56
C17	169.02	17°07'56"	50.54	S16°59'01"E	50.35
C18	260.00	18°55'10"	85.85	N17°52'36"W	85.46
C19	320.90	08°38'27"	48.40	S23°00'58"E	48.35
C20	88.42	30°36'38"	47.24	N34°00'03"W	46.68
C21	275.00	06°43'52"	32.31	N50°49'04"W	32.29
C22	275.00	55°34'00"	266.70	N81°58'00"W	256.37
C23	245.00	113°55'34"	487.15	S52°47'12"E	410.78
C24	195.00	113°55'34"	387.74	S52°47'12"E	326.94
C25	325.00	55°34'00"	315.19	N81°58'00"W	302.98
C26	325.00	06°44'33"	38.25	N50°48'43"W	38.22
C27	559.71	06°02'41"	59.05	S49°18'31"E	59.02
C28	133.98	25°10'05"	58.85	N39°55'13"W	58.38
C29	340.00	18°55'10"	112.27	N17°52'36"W	111.76
C30	170.42	17°03'42"	50.75	N00°06'49"E	50.56
C31	170.42	17°03'42"	50.75	S00°06'49"W	50.56
C32	170.42	17°03'42"	50.75	S16°56'52"E	50.56
C33	170.42	17°03'42"	50.75	N16°56'52"W	50.56
C34	790.00	05°32'20"	76.37	N05°38'52"W	76.34
C35	160.00	26°38'08"	74.38	S16°11'45"E	73.71
C36	25.00	83°08'10"	36.28	S71°04'55"E	33.18
C37	200.00	44°19'13"	154.71	S89°30'37"W	150.88
C38	150.00	37°52'47"	99.17	N87°16'10"W	97.37
C39	25.00	92°41'14"	40.44	S27°26'50"W	36.17
C40	193.45	58°49'11"	198.59	N10°30'48"E	189.99
C41	375.00	22°07'09"	144.77	S28°51'49"W	143.87
C42	406.25	14°15'00"	101.04	S11°53'02"W	100.78
C43	406.25	14°15'00"	101.04	N11°53'02"E	100.78
C44	400.00	33°39'52"	235.02	S02°10'36"W	231.66
C45	300.00	75°58'54"	397.84	N23°20'00"E	369.32
C46	200.00	47°21'13"	165.30	S37°38'44"W	160.63
C47	250.00	45°16'54"	197.58	N36°36'35"E	192.48
C48	250.00	35°06'11"	153.17	S41°41'56"W	150.78
C49	600.00	36°22'37"	380.94	N31°37'16"E	374.57
C50	600.00	28°05'18"	294.14	N00°36'42"W	291.20
C51	500.00	30°04'06"	262.40	N00°22'42"E	259.39
C52	500.00	03°35'47"	31.38	N17°12'38"E	31.38
C53	411.05	12°02'12"	86.35	N27°12'27"E	86.19
C54	949.04	00°53'12"	14.69	N19°49'16"E	14.69
C55	170.42	03°22'39"	10.05	N06°43'42"W	10.04
C56	170.42	13°41'02"	40.70	N01°48'09"E	40.60
C57	169.28	10°30'17"	31.04	N20°17'39"W	30.99
C58	170.01	06°34'21"	19.50	N11°42'53"W	19.49
C59	88.42	10°02'15"	15.49	N23°42'52"W	15.47
C60	88.42	20°34'22"	31.75	N39°01'11"W	31.58
C61	275.08	33°04'20"	158.78	N70°43'17"W	156.59
C62	275.14	22°28'26"	107.92	S81°29'18"W	107.23

LINE TABLE

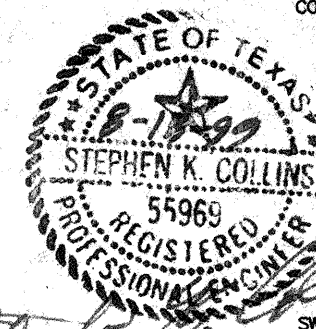
NUMBER	BEARING	DIST.
L1	N24°08'51"E	285.00'
L2	N59°15'02"E	299.09'
L3	N13°58'08"E	181.37'
L4	N61°19'21"E	133.58'
L5	N14°39'21"W	76.68'
L6	N19°00'32"E	370.57'
L7	N19°00'32"E	58.29'
L8	N10°15'27"W	116.60'
L9	N08°25'02"W	64.75'
L10	N08°25'02"W	85.11'
L11	N54°11'00"W	235.32'
L12	S70°15'01"W	78.64'
L13	N04°10'35"E	238.96'
L14	S89°50'25"E	50.12'
L15	S04°10'35"W	242.47'
L16	N70°15'01"E	78.64'
L17	S54°11'00"E	235.32'
L18	S08°25'02"E	84.90'
L19	S08°25'02"E	64.75'
L20	S02°52'42"E	134.38'
L21	S68°25'12"E	45.94'
L22	N68°25'12"W	50.05'
L23	S39°55'24"W	123.40'
L24	S19°00'32"W	50.26'
L25	S19°00'32"W	370.57'
L26	S14°39'28"E	389.08'
L27	S61°19'27"W	445.97'
L28	S13°58'08"W	293.45'
L29	S59°15'02"W	156.89'
L30	S24°08'51"W	312.45'
L31	N14°39'21"W	44.66'
L32	N14°39'21"W	32.03'
L33	N19°00'32"E	263.37'
L34	N19°00'32"E	107.19'
L35	N10°15'27"W	112.41'
L36	N10°15'27"W	4.19'
L37	N54°10'54"W	139.98'
L38	N54°11'08"W	95.34'
L39	N04°10'35"E	78.60'
L40	N04°10'35"E	160.36'
L41	S54°11'00"E	64.50'
L42	S54°11'00"E	165.92'
L43	S54°11'00"E	4.91'
L44	S08°24'44"E	45.79'
L45	S08°25'43"E	18.96'
L46	S02°52'26"E	60.26'
L47	S02°52'55"E	74.12'
L48	S39°55'45"W	89.26'
L49	S39°54'28"W	34.13'
L50	S19°00'39"W	217.58'
L51	S19°00'22"W	152.99'
L52	S14°39'26"E	298.33'
L53	S14°39'34"E	90.75'
L54	S65°54'50"E	164.39'
L55	S08°25'02"E	14.50'
L56	S08°25'02"E	70.39'
L57	N14°39'21"W	84.35'
L58	N61°24'07"E	86.00'
L59	S40°02'49"E	15.04'
L60	N39°55'24"E	81.44'
L61	S10°16'05"E	138.12'
L62	N35°53'19"E	23.61'

CURVE TABLE

C63	244.93	33°27'29"	143.03	S86°58'38"W	141.01
C64	244.87	31°04'16"	132.79	N60°46'31"W	131.17
C65	244.97	30°09'46"	128.96	N30°10'03"W	127.48
C66	245.00	19°15'47"	82.37	N05°27'19"W	81.98
C67	195.00	81°54'08"	278.75	S36°46'29"E	255.61
C68	195.00	32°01'26"	108.99	N86°15'44"E	107.58
C69	325.00	14°58'56"	84.98	N77°44'29"E	84.74
C70	325.00	25°43'53"	145.96	S81°54'06"E	144.73
C71	325.00	14°51'10"	84.25	S61°36'35"E	84.01
C72	170.68	14°23'45"	42.88	S01°26'27"W	42.77
C73	197.63	02°16'45"	7.86	S07°07'35"E	7.86
C74	193.36	31°20'44"	105.79	S03°13'37"E	104.47
C75	193.27	27°30'49"	92.81	S26°10'31"W	91.92
C76	394.78	02°34'22"	17.73	S38°35'53"W	17.72
C77	375.24	19°23'55"	127.04	S27°30'20"W	126.44
C78	404.21	06°40'21"	47.07	S08°05'11"W	47.05
C79	404.86	07°38'14"	53.96	S15°11'47"W	53.92
C80	400.10	22°08'39"	154.64	S07°56'08"W	153.68
C81	400.54	11°29'57"	80.39	S08°54'06"E	80.25
C82	710.00	04°01'58"	49.97	N06°24'02"W	49.96
C83	20.00	117°07'42"	40.89	N85°32'50"W	34.13
C84	125.00	79°58'13"	174.47	N00°03'43"W	160.65
C85	20.00	132°41'44"	46.32	S73°43'44"E	36.64
C86	150.00	46°08'46"	120.81	S12°48'56"W	117.57
C87	20.00	158°03'35"	55.17	S86°20'18"W	39.27
C88	248.37	76°27'17"	331.42	N23°10'28"E	307.37
C89	20.00	158°41'46"	55.42	S39°17'42"E	39.33
C90	650.00	36°21'49"	412.53	S23°21'38"W	405.64

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.



GRAY • JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200  
AUSTIN TEXAS 78758

STEPHEN K. COLLINS  
REGISTERED PROFESSIONAL ENGINEER NO. 55969

DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF \_\_\_\_ TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_, A.D., 19\_\_.

BY: CHAIRMAN

BY: SECRETARY

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_, AT \_\_\_\_ M., AND WAS DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_, IN BOOK VOLUME \_\_\_\_, ON PAGE \_\_\_\_ OF SAID COUNTY.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: TOM E. DREISS

OWNER

DULY AUTHORIZED AGENT

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

AUSTIN SURVEYORS  
P. O. BOX 180243  
AUSTIN, TEXAS 78757

CLAUDE F. HINKLE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4829

DATE

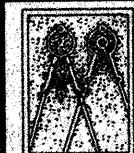
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

SHEET 4 OF 4

PROJECT NO: 1360-8206.14	DESIGNED BY: BA
FILE NO:	DRAWN BY: BA
DATE: OCTOBER, 1999	CHECKED BY: SKC
SCALE: 1" = 200'	REVISED BY:



GRAY • JANSING & ASSOCIATES, INC.  
Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7582  
(512)452-0371 FAX(512)454-9933

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

BACK LINE

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12" WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE LOT LINES. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS ETC.). GRANTEES OF SAID DED



# WIND GATE RANCH SECTION ONE

200036

COPY OF PLAT

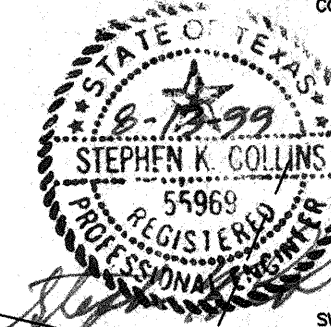
SCALE: 1" = 200'

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

GRAY JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200  
AUSTIN TEXAS 78758

STEPHEN K. COLLINS  
REGISTERED PROFESSIONAL ENGINEER NO. 35889  
DATE 8-13-99



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF \_\_\_\_ TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_, A.D., 19\_\_

BY: CHAIRMAN

BY: SECRETARY

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_, AT \_\_\_\_ M., AND WAS DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_, IN BOOK VOLUME \_\_\_\_, IN THE RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF \_\_\_\_, A.D. 19\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: TOM E. DREISS

OWNER

DULY AUTHORIZED AGENT

THE STATE OF TEXAS  
THE COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

AUSTIN SURVEYORS  
P.O. BOX 180243  
AUSTIN, TEXAS 78757

CLAUDE F. HINKLE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE LOT LINES. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_ DAY OF 1999

ATTESTED

COUNTY CLERK  
BEXAR COUNTY, TEXAS.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

SHEET 2 OF 4

PROJECT NO: 1360-8206.14	DESIGNED BY: BA
FILE NO:	DRAWN BY: BA
DATE: OCTOBER, 1999	CHECKED BY: SKC
SCALE: 1" = 200'	REVISED BY:

**GRAY JANSING & ASSOCIATES, INC.**  
Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7502  
(512) 452-0371 FAX (512) 454-0933

*Make plat boundary line darker*

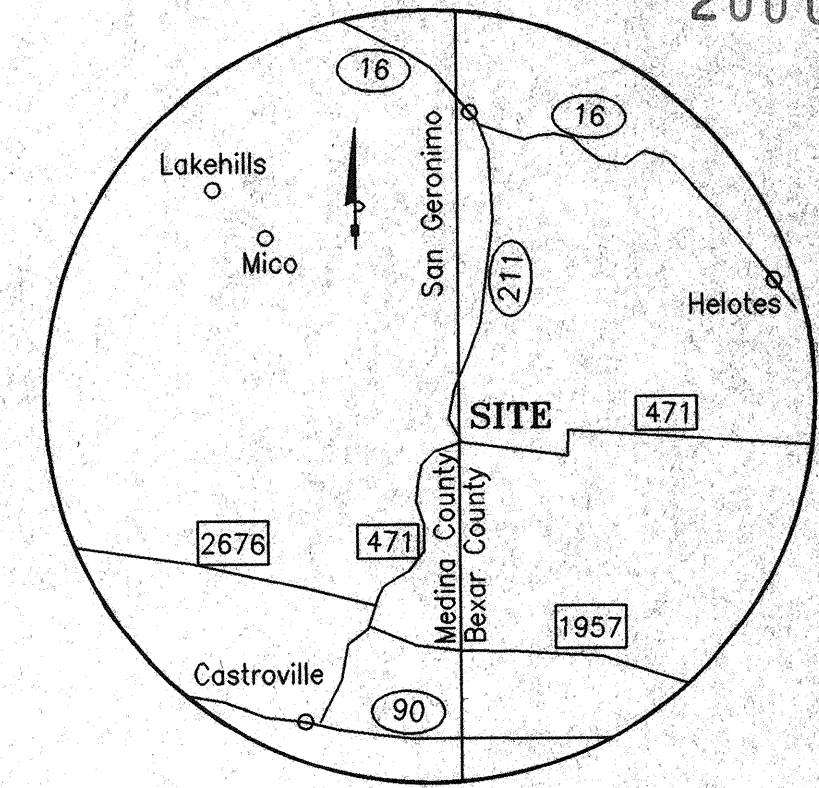
# 669



# WIND GATE RANCH SECTION ONE

200036

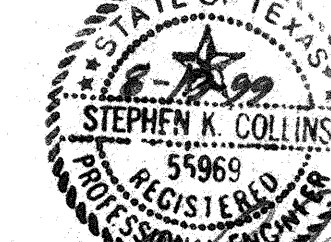
RECEIVED  
99 OCT 26 AM 9:10  
LAW DEVELOPMENT  
SERVICES DIVISION



LOCATION MAP  
(Not to Scale)

THE STATE OF TEXAS :  
THE COUNTY OF TRAVIS :

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING DEPARTMENT OF THE CITY.



GRAY - JANSING & ASSOCIATES, INC.  
5217 SHOL CREEK BLVD., SUITE 200  
AUSTIN TEXAS 78758

*Stephen K. Collins*  
STEPHEN K. COLLINS  
REGISTERED PROFESSIONAL ENGINEER NO. 55969  
DATE 8-13-99

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF \_\_\_\_ TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_, A.D., 19\_\_.

BY: CHAIRMAN

BY: SECRETARY

THE STATE OF TEXAS :  
THE COUNTY OF BEJAR :

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_, AT \_\_\_\_ M., AND WAS DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_, IN BOOK VOLUME \_\_\_\_, ON PAGE \_\_\_\_ OF SAID COUNTY.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 19\_\_.

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: DEPUTY

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

BACK LINE

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12" WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE LOT LINES. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_ DAY OF 1999  
ATTESTED

COUNTY CLERK  
BEJAR COUNTY, TEXAS.

COUNTY JUDGE, BEJAR COUNTY, TEXAS

#669

THE STATE OF TEXAS :  
THE COUNTY OF BEJAR :

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: TOM E. DREISS

\_\_\_\_\_  
OWNER  
\_\_\_\_\_  
DULY AUTHORIZED AGENT

THE STATE OF TEXAS :  
THE COUNTY OF BEJAR :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS :  
THE COUNTY OF TRAVIS :

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

AUSTIN SURVEYORS  
P. O. BOX 180243  
AUSTIN, TEXAS 78757

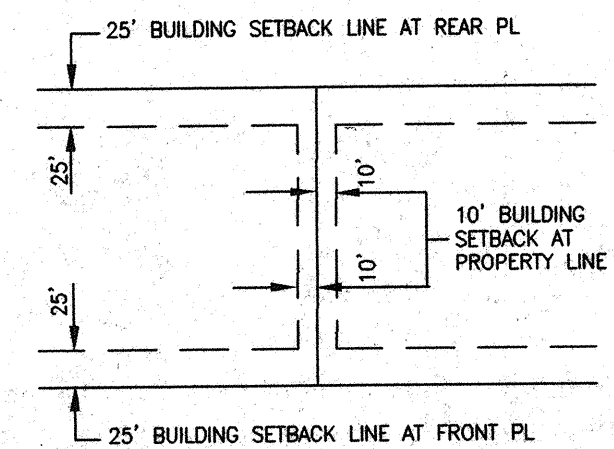
CLAUDE F. HINKLE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE

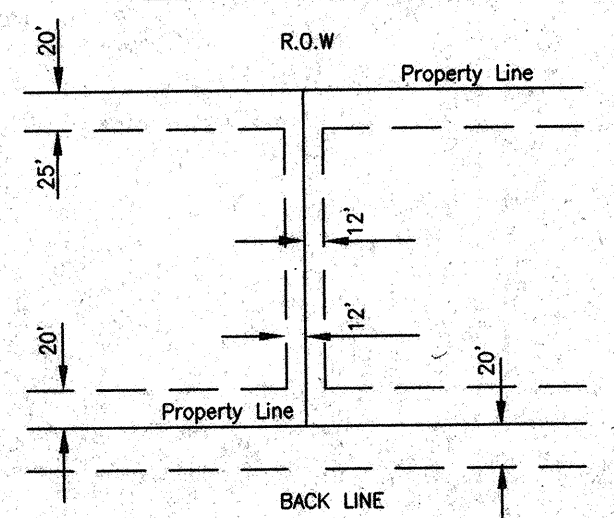
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 19\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## 25' BUILDING SETBACK LINES



## TYPICAL UTILITY EASEMENTS



## SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

## LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ IRON PIPE FOUND
- CONCRETE MONUMENT
- ▬ BUILDING SETBACK LINE
- ▬ PUBLIC UTILITY EASEMENT
- ▬ DRAINAGE EASEMENT
- ▬ WATER LINE EASEMENT
- ▬ WASTEWATER EASEMENT
- Ⓐ BLOCK LETTER

SHEET 1 OF 4

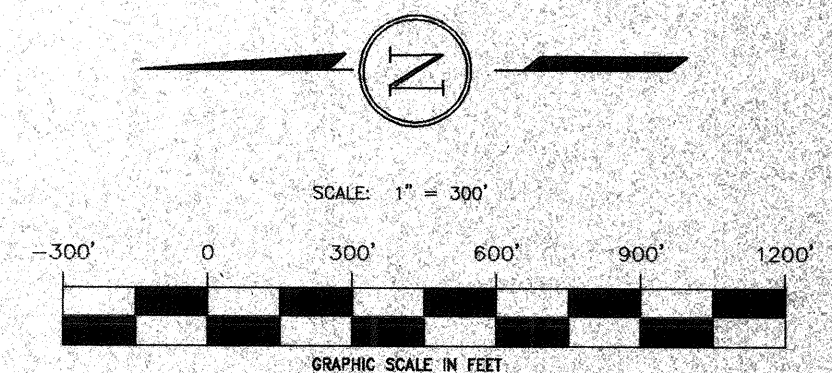
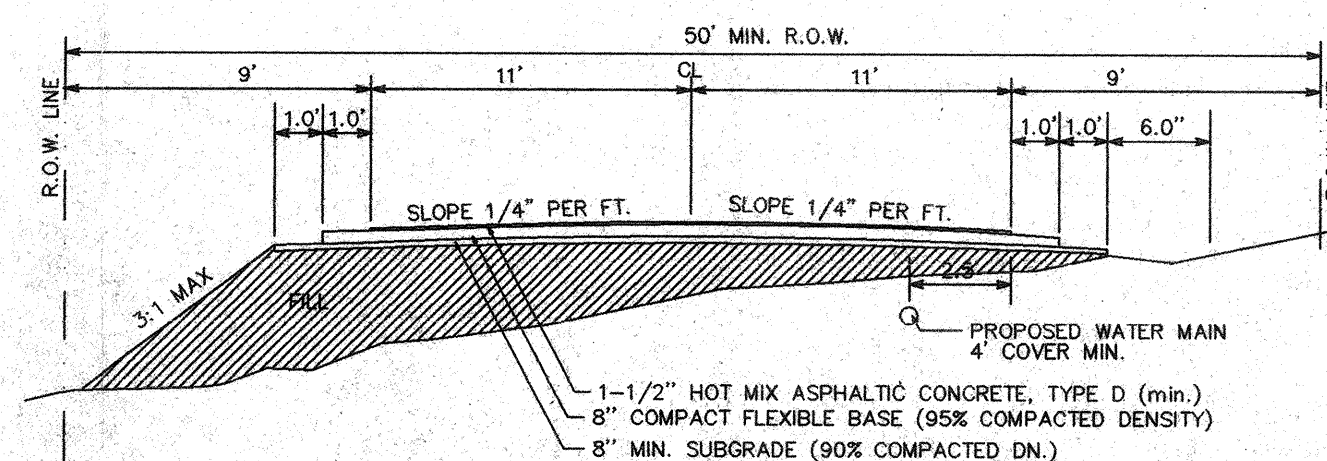
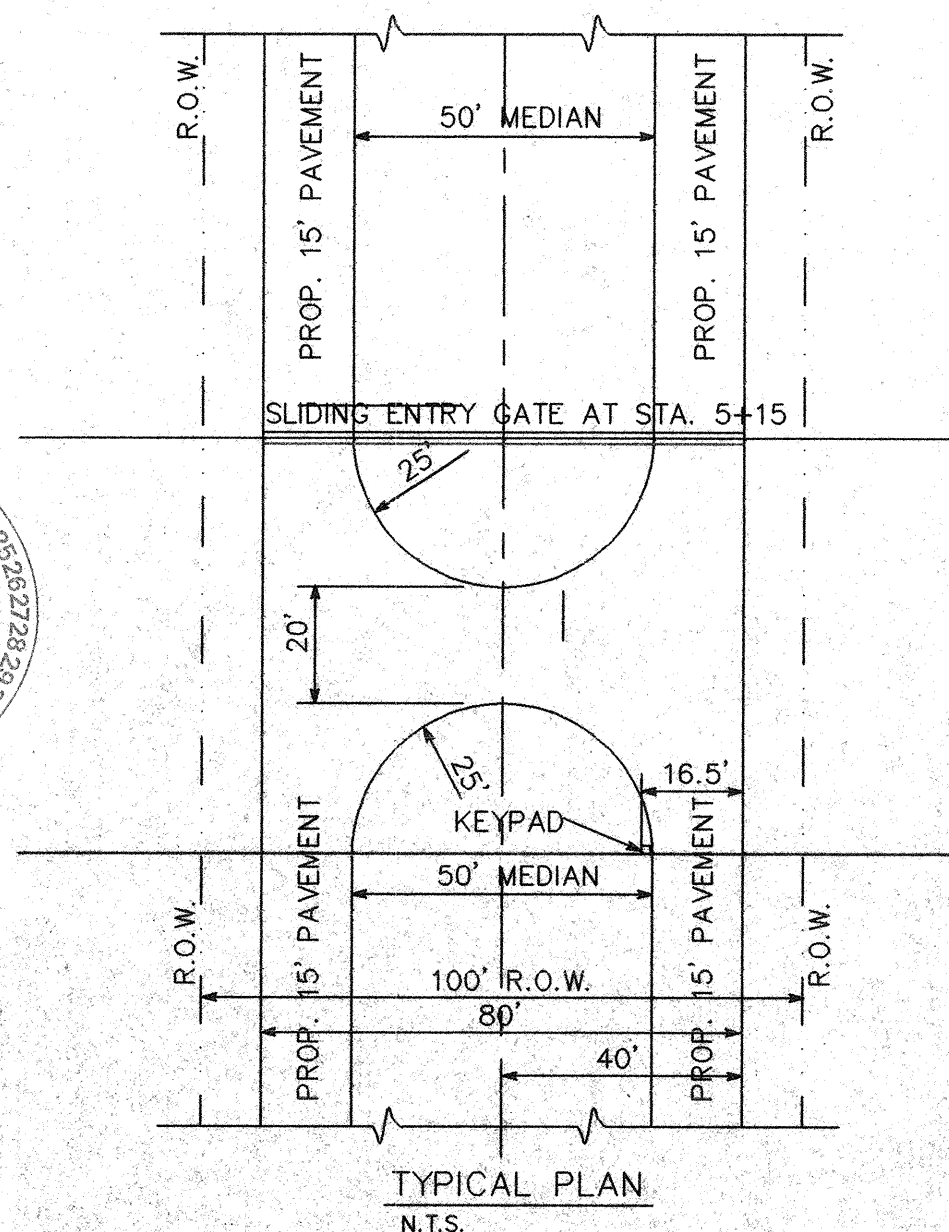
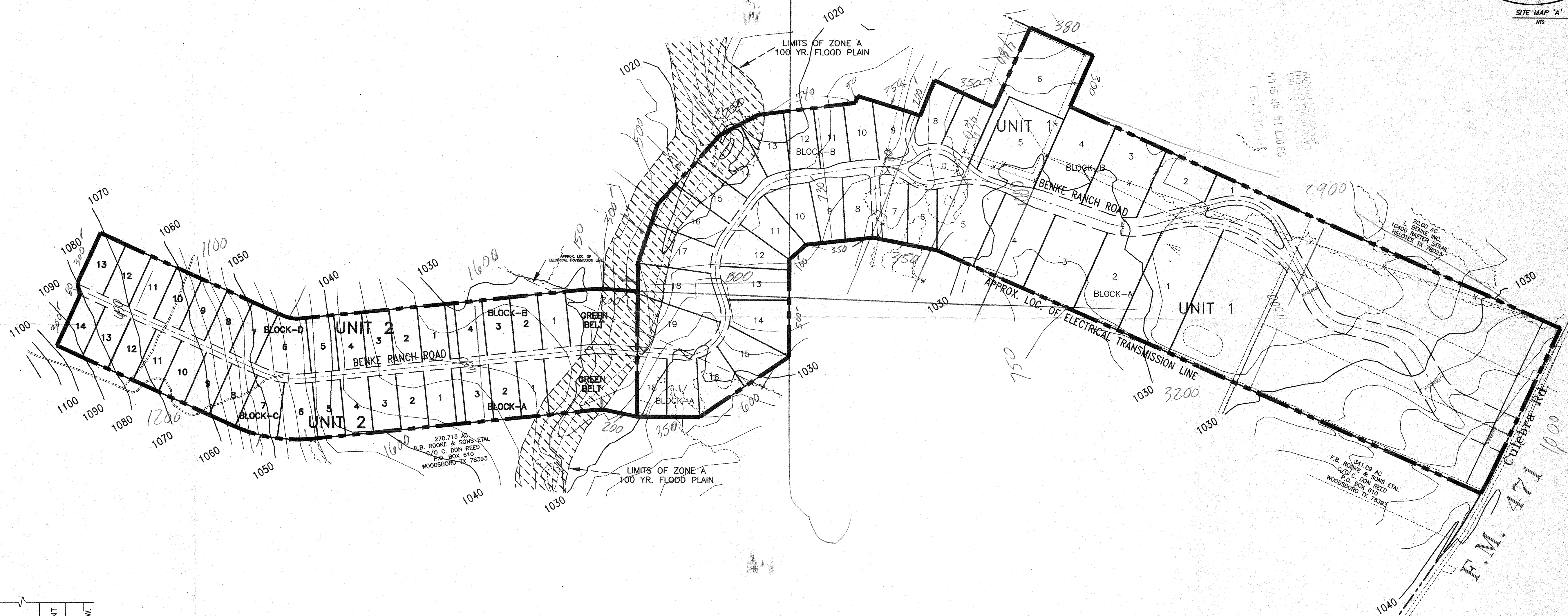
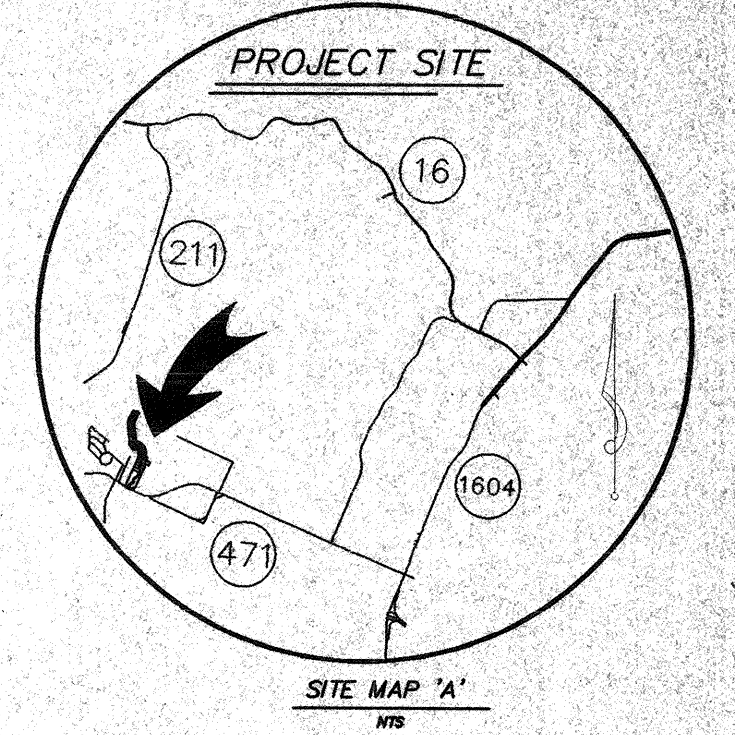
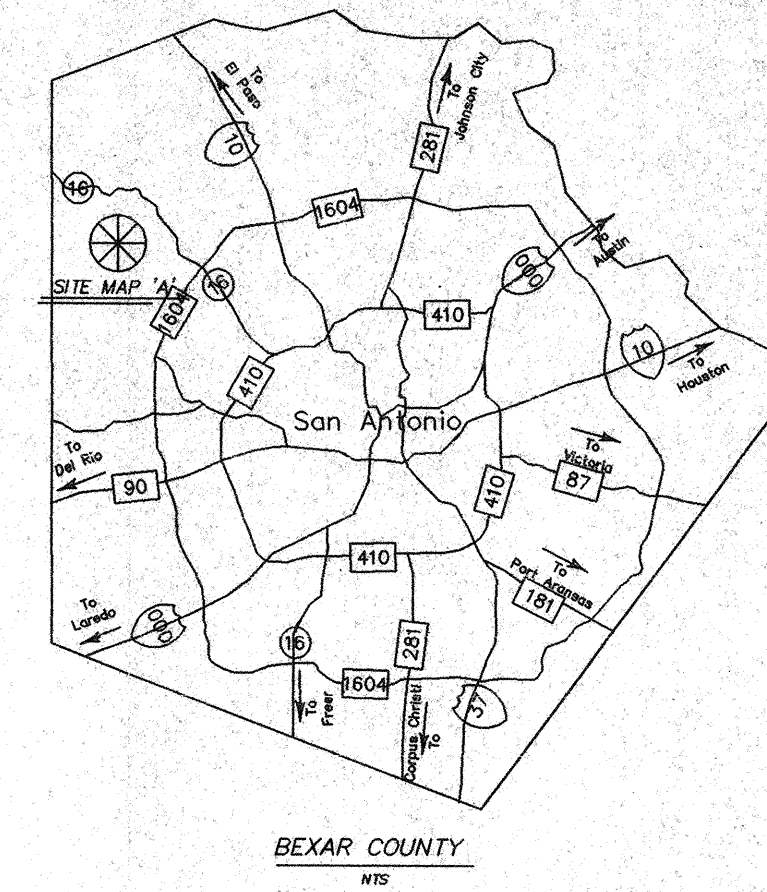
PROJECT NO: 1360-8204.14	DESIGNED BY: NEW
FILE NO:	DRAWN BY: NEW
DATE: OCTOBER, 1999	CHECKED BY: SKC
SCALE: 1" = 400'	REVISED BY:

GRAY - JANSING & ASSOCIATES, INC.  
Consulting Engineers  
8217 Shol Creek Blvd., Suite 200  
Austin, Texas 78757-7582  
(512)455-0571 FAX(512)454-9883





# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF WIND GATE RANCH SUBDIVISION UNIT 1 & UNIT 2



PROJECT NO:	DESIGNED BY:
FILE NO: 8148	DRAWN BY: MVB
DATE: August, 1999	CHECKED BY:
SCALE: 1" = 300'	REVISED BY:

GRAY • JANSING & ASSOCIATES, INC.  
Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7592  
(512)452-0371 FAX(512)454-9933

SEP 1989  
Released  
Gray-Jansing  
& Associates

#669

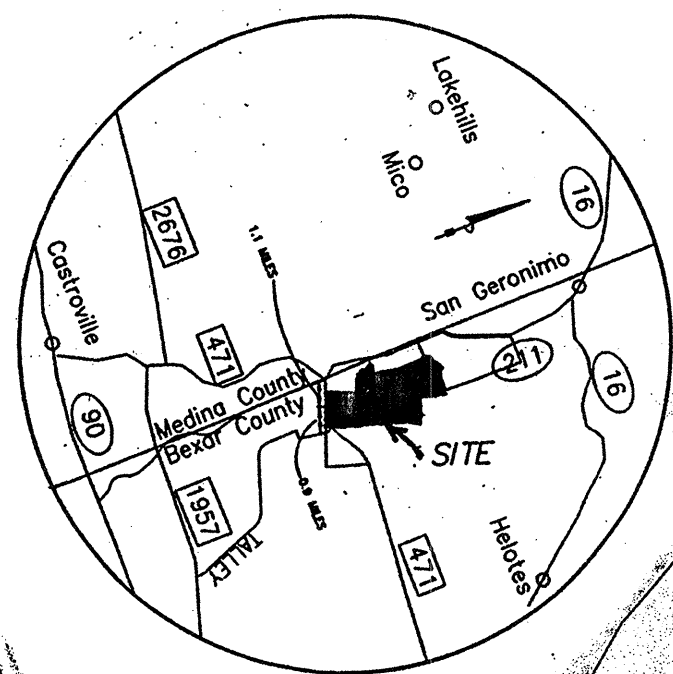
0004

P 544 07 221738

2/74  
2/73

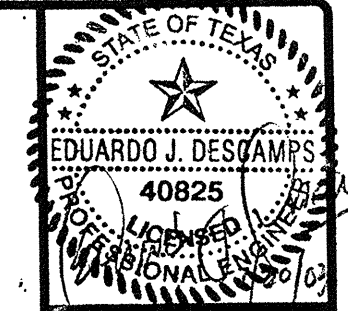
3/74  
GRID=3-73 CD=2





LOCATION MAP  
(Not to Scale)

Scale: 1" = 400'

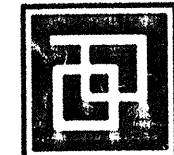


REVISIONS

# 669  
# 04-006

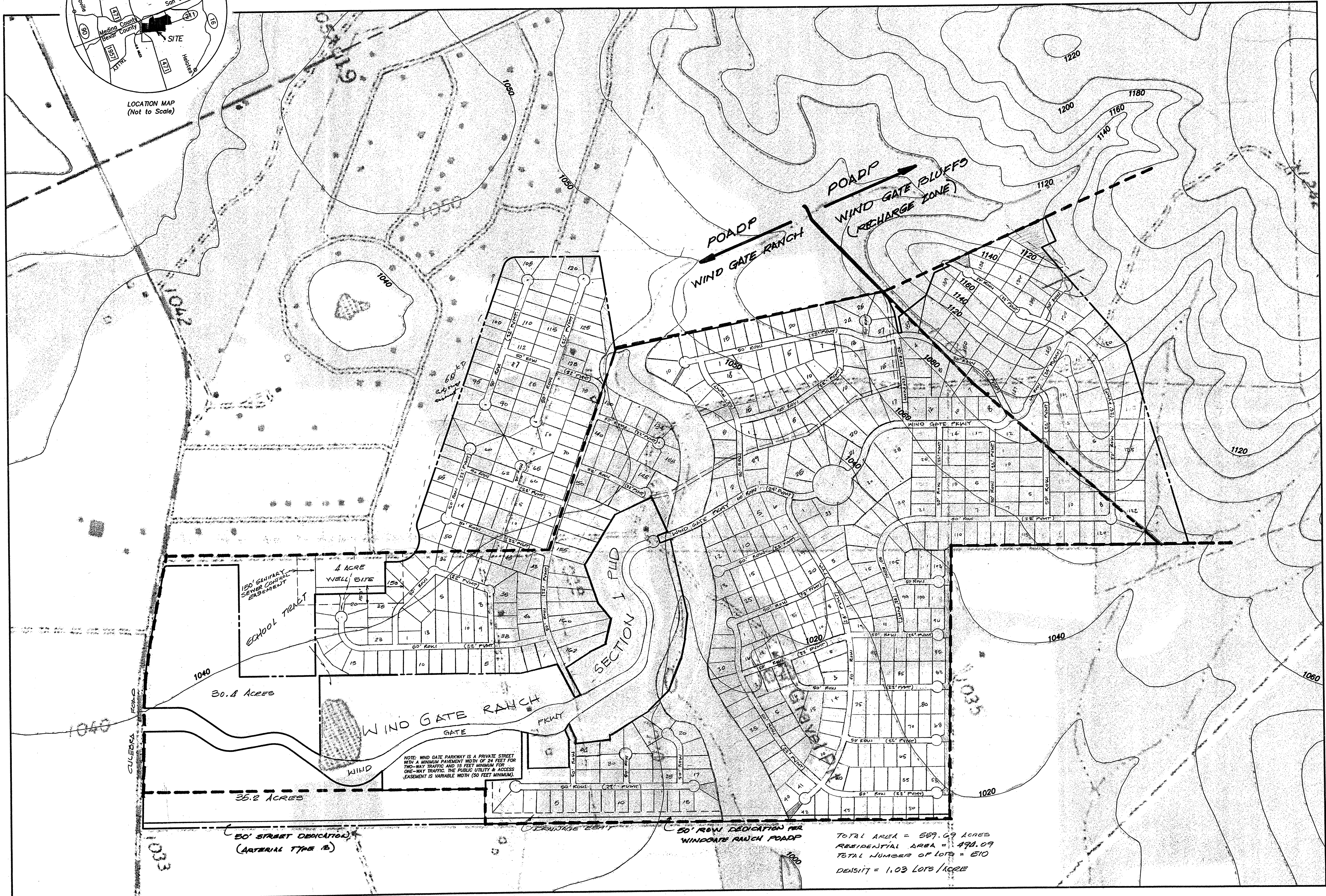
1915 HARFIELD  
SAN ANTONIO, TX 78216  
Tel: (210) 228-3520  
Fax: (210) 228-3599  
ed@overbydescamps.com

OVERBY  
DESCAMPS  
ENGINEERS  
INC. • ENVIRONMENTAL • SURVEYING



PRELIMINARY SITE PLAN  
FOR REMAINDER AREA OF  
WIND GATE RANCH AND WIND GATE BLUFF ROADP  
BEXAR COUNTY, TEXAS

PROJECT NO. 048000  
DATE 5/19/03  
DRAWN: AMC CHECKED: DAC  
SHEET 1 OF 1



TOTAL AREA = 589.69 ACRES  
RESIDENTIAL AREA = 490.09  
TOTAL NUMBER OF LOTS = 610  
DENSITY = 1.03 LOTS/ACRE

# 669





# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 01/24/2000

Name of POADP: Wind Gate Bluffs

Owners: Thomas E. Dreiss

**Consulting Firm:** Gray Jansing & Associates, Inc.

Address: 2611 N. Loop West, Ste 201

Address: 8217 Shoal Creek Blvd, Ste 200

Zip Code: San Antonio, TX 78258

Zip Code: Austin, TX 78757

School District: Northside I.S.D.

Phone: (512) 452-0371

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

### Edwards Aquifer Recharge Zone:

☒ Yes ☐ No

Projected # of Phases: 7

☒ Yes ☐ No

## San Antonio City Limits?

☐ Yes ☒ No

Council District: N/A

Ferguson map grid 544

Land area being platted:

Lots

Acres

Single Family (SF)

796.39

Multi-family (MF)

Commercial and non-residential

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this POADP or site? Name Wind Gate Bluffs No. 200040

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

**Print Name:** Stephen K. Collins, PE

Signature:

Date: 01/24/2000

Phone: (512) 452-0371

**Fax:** (512) 454-9933



- P U U # 112
- ☒ name of the POADP and the subdivision;
  - ☒ indication of development phases on the POADP;
  - ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
  - ☒ north arrow and scale of the map;
  - ☒ proposed land use by location, type and acreage;
  - ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
  - ☒ contour lines at intervals no greater than ten (10) feet;
  - ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
  - ☒ existing adjacent or perimeter streets;
  - ☒ one hundred year flood plain limits;
  - ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
  - ☒ a complete application and certification, 8 1/2 X 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
  - ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
  - ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210)207-7501;
  - ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
  - ☒ the POADP ☐ does not ☒ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
  - ☒ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
  - ☒ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.  
State Highway 211

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Stephen K. Collins, PE Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999





# CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 01/24/2000

Name of POADP: Wind Gate Ranch

Owners: Thomas E. Dreiss

Consulting Firm: Gray Jansing & Associates, Inc.

Address: 2611 N. Loop West, Ste 201

Address: 8217 Shoal Creek Blvd, Ste 200

Zip Code: San Antonio, TX 78258

Zip Code: Austin, TX 78757

School District: Northside I.S.D.

Phone: (512) 452-0371

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone:

☐ Yes ☒ No

Projected # of Phases: 4

☒ Yes ☐ No

San Antonio City Limits?

☐ Yes ☒ No

Council District: N/A

Ferguson map grid 544

Land area being platted:

Lots

Acres

Single Family (SF)

486.51

Multi-family (MF)

Commercial and non-residential

39.19

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name Wind Gate Ranch Sec. 1 No. Submitted Concurrently

Plats associated with this POADP or site? Name Wind Gate Ranch Sec. 1 No. 200036

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Stephen K. Collins, PE

Signature: Stephen K. Collins

Date: 01/24/2000

Phone: (512) 452-0371

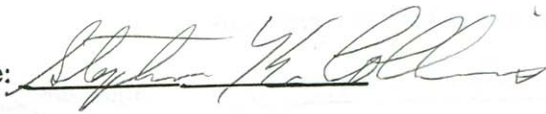
Fax: (512) 454-9933



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210)207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does not ☒ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.  
Culebra Road (F.M. 471)

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Stephen K. Collins, PE Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999



## POADP APPLICATION

Date Submitted:	<u>10/13/99</u>	Name of POADP:	<u>Wind Gate Ranch</u>
Owners:	<u>Thomas E. Dreiss</u>	Consulting Firm:	<u>Gray Jansing &amp; Associates, Inc.</u>
Address:	<u>120 Austin Hwy, Suite 102</u> <u>San Antonio, Texas 78209</u>	Address:	<u>8217 Shoal Creek Blvd., Suite 200</u> <u>Austin, Texas 78757</u>
Phone:	<u>(210) 822-8161</u>	Phone:	<u>(512)452-0371</u>
Existing zoning:	<u>N/A</u>	Proposed zoning:	<u>N/A</u>

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
 Projected # of Phases: 2 ☒ Yes ☐ No  
 San Antonio City Limits? ☐ Yes ☒ No  
 Council District: N/A  
 Ferguson map grid 544

Land area being platted:	Lots	Acres
Single Family (SF)	<u>71</u>	<u>163.82</u>
Multi-family (MF)	<u>          </u>	<u>          </u>
Commercial and non-residential	<u>          </u>	<u>          </u>

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name Wind Gate Ranch No. Submitted Concurrently

Plats associated with this POADP or site? Name WIND GATE RANCH No. 200036 00-0

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Print Name: Stephen K. Collins, P.E. Signature: Stephen K. Collins

Date: 10/13/99 Phone: (512)452-0371 Fax: (512)454-9933



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Stephen K. Collins

Signature: Stephen K. Collins

If you have any questions please call Elizabeth Carol at 207-7900





# CITY OF SAN ANTONIO

December 23, 2002

Mr. Habib H. Erkan  
EARL & BROWN, Attorneys at Law  
Riverview Towers  
1111 Soledad, Suite 1111  
San Antonio, TX 78205

**Re: Wingate Bluff and Wingate Ranch**

**MDP/ POADP: # 669**

Dear Mr. Erkan:

This is in response to your letter dated December 12, 2002, regarding the possibility of revising the approved POADP #669 to higher densities other than originally annotated on the plan. This plan was approved under the previous UDC Code, Section 35-2077 REVISIONS: "Revisions to a POADP may be made at any time by the submission of a NEW POADP to the Director of Planning."

Any new submittals will be subject to all rules and regulations as applicable in the extra territorial jurisdiction (ETJ) for the City of San Antonio. Land use changes other than originally depicted on the approved POADP plan will result in the loss of any Vested Rights. All platting as a result of the new plan will have to comply with the 2001 Unified Development Code, Master Plan and Major thoroughfare Plan for the City of San Antonio. Zoning is not enforced in the city's extraterritorial jurisdiction, therefore, density cannot be regulated. Should the property be annexed, it would be temporarily zoned Development Reserve (DR), which would allow for single family residential lots with a minimum of 6,000 square foot lots sizes.

Any changes to the original boundaries will require the re-submittal of a Master Development Plan (MDP) and will be subject to the rules and regulations under the 2001 Unified Development Code.

Sincerely,

Emil R. Moncivais, AICP, AIA  
Director, Planning Department

cc: Bob Opitz, P.E., Chief Engineer, Development Services Department  
Richard De La Cruz, P.E., Senior Engineer, Development Services Department  
Arturo Villarreal, Jr., P.E., Storm Water Engineering, Public Works Department





COPY

FILE

# CITY OF SAN ANTONIO

December 17, 2002

Mr. Habib H. Erkan  
EARL & BROWN, Attorneys at Law  
Riverview Towers  
1111 Soledad, Suite 1111  
San Antonio, TX 78205

**Re: Wingate Bluff and Wingate Ranch**

**MDP/ POADP: # 669**

Dear Mr. Erkan:

This is in response to your letter dated December 12, 2002, regarding the possibility of revising the approved POADP #669 to higher densities other than originally annotated on the plan. This plan was approved under the previous UDC Code, Section 35-2077 REVISIONS: "Revisions to a POADP may be made at any time by the submission of a NEW POADP to the Director of Planning."

Any new submittals will be subject to all rules and regulations as applicable in the extra territorial jurisdiction (ETJ) for the City of San Antonio. Land use changes other than originally depicted on the approved POADP plan will result in the loss of any Vested Rights. All platting as a result of the new plan will have to comply with the 2001 Unified Development Code, Master Plan and Major thoroughfare Plan for the City of San Antonio.

Any changes to the original boundaries will require the re-submittal of a Master Development Plan (MDP) and will be subject to the rules and regulations under the 2001 Unified Development Code.

Sincerely,

Emil R. Monciyais, AICP, AIA  
Director, Planning Department

cc: Bob Opitz, P.E., Chief Engineer, Development Services Department  
Richard De La Cruz, P.E., Senior Engineer, Development Services Department  
Arturo Villarreal, Jr., P.E., Storm Water Engineering, Public Works Department



File w/ response

December 12, 2002

Mr. Emil Moncivais  
Director of Comprehensive Planning  
City of San Antonio  
114 W. Commerce, 4th Floor  
San Antonio, TX 78283-3966

Re: Windgate Bluff and Windgate Ranch (Preliminary Overall Area Development Plan ("POADP") No. 669)

Dear Mr. Moncivais:

The purpose of this letter is to obtain written confirmation from you that the above referenced development may be developed at higher densities than are set out on POADP No. 669 hereinafter (the "project").

This project is located in unincorporated Bexar County, north of FM 471 (Culebra Road) approximately 1.1 miles from the Medina County line. Our client, Benke Ranch Development, LLC has requested written confirmation from you that the City of San Antonio's acceptance of POADP No. 669 does not preclude the developer or his assigns to develop this project at higher densities, with smaller lots than are set out on the POADP. My client understands that should he wish to develop this project at higher densities than are set out on POADP No. 669, you would require that the POADP be amended or you may require that he submit a Master Development Plan for the project. He further understands that any portion of the project that is over the Edwards Recharge Zone would be subject to the impervious cover limits of the City of San Antonio's Water Quality Ordinance. However, it is also understood that due to the fact that this property is in the City of San Antonio's extra territorial jurisdiction, and not subject to the City's Zoning Regulations, the City is precluded from regulating lot size.

My client is requesting written confirmation of these facts to satisfy inquiries by a potential purchaser who is unfamiliar with the City of San Antonio's development regulations. Therefore, I am requesting that you affix your signature at the place designated below.

Your assistance in this matter is greatly appreciated. Please do not hesitate to contact me should you have any questions.

Sincerely yours,  
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.



Mr. Emil Moncivais

December 12, 2002

Page 2

**APPROVED:**

I concur with the above stated assertion that the development of the project that is the subject of POADP No. 669, is not required to conform to the density limits set out within the POADP; nor may the City regulate lot size in its extra territorial jurisdiction; provided, that should the developer desire to develop the project at higher densities, the developer shall be required to amend POADP No. 669 or submit a new Master Development Plan. Moreover the project shall be subject to the following if applicable:

- any change of land use (from single family residential as indicated on POADP 669) shall cause the loss of any development rights established by POADP 669;
- development at a higher density than shown on POADP 669 shall require the submittal of an amended traffic impact analysis; and
- any portion of the development that is located within the Edwards Recharge Zone is subject to the impervious cover restrictions of the City of San Antonio's Water Quality Ordinance.

By: \_\_\_\_\_  
Emil Moncivais

f:4011.004/moncivais ltr.doc





# CITY OF SAN ANTONIO

May 23, 2000

Stephen K. Collins,  
Engineer  
Gray Jansing & Associates, Inc.  
8217 Shoal Creek Blvd., Suite 200  
Austin, TX 78757

Re: Windgate Ranch & Windgate Bluff

POADP # 669

Dear Mr. Collins,

The City Staff Development Review Committee has reviewed Windgate Ranch and Windgate Bluff Subdivision Preliminary Overall Area Development Plan # 669. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.



Mr. Collins  
Page 2  
May23,2000

- According to the Major Thoroughfare Plan, Culebra Road is a Primary Type A Major Thoroughfare, and will require a total of 110' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. JR.

cc: Andrew J. Ballard, P. E., City Engineer





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 31, 2000

## P.O.A.D.P. REVIEW

Wind Gate Ranch

Located on FM 471, east of SH 211

Elizabeth Carol  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	At the time of platting, <u>TxDOT will require a 20' right of way dedication along the entire FM 471 frontage.</u>
Access Limits/Restrictions	Locations of access points to FM 471 will be as directed by Regulations. For Access Driveways to State Highways.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer

cc: Gray-Jansing & Associates, Inc.





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

October 22, 1999

## P.O.A.D.P. REVIEW

Wind Gate Ranch Subdivision

Located on FM 471, southeast of SH 211

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

FM 471 requires a minimum right of way width of 120'. 50' right of way flares will be required at the intersection of proposed "Benke Ranch Road" and FM 471.

Access Limits/Restrictions

Locations of access points to FM 471 will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of three (3) access points, based on the overall combined FM 471 frontage.

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

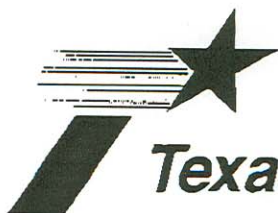
### ADDITIONAL COMMENTS:

RECEIVED  
99 OCT 27 PM 12:04  
LAND DEVELOPMENT  
SERVICES DIVISION

*Judy Friesenhahn*  
Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 31, 2000

## P.O.A.D.P. REVIEW

Windgate Bluffs

Located on SH 211, north of FM 471

Elizabeth Carol  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None.
Access Limits/Restrictions	Locations of access points to SH 211 will be as directed by Regulations For Access Driveways to State Highways.
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property. No access permits will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: Gray-Jansing & Associates, Inc.



SAN ANTONIO PLANNING DEPARTMENT  
LAND DEVELOPMENT SERVICES



## FAX COVER SHEET

DATE: Nov. 4, 1999

TO: Kerri Pena

PHONE #

FAX # 512-454-9933

NUMBER OF PAGES INCLUDING THIS COVER 1

Kerri,

The POADP committee meet last Friday to review the POADP for Wind Gate Ranch. The plan is on hold pending a revised plan that reflects the site boundaries shown on submitted drainage plans to CoSA Public Works as well as Bexar County Public Works. Traffic felt this significant of a site will probably require a Level III TIA. We cannot evaluate the plan until we see all that it will encompass.

Also, as I mentioned earlier via fax, the fees for both the PUD plan and the POADP plan are short a total of \$22.20. Please submit.



FROM: J. JAY - PLANNER II  
phone # 210-207-7889  
fax # 210-207-4441  
e-mail: [jeanjay@ci.sat.tx.us](mailto:jeanjay@ci.sat.tx.us)



GRAY-JANSING & ASSOCIATES, INC.

10935

CITY OF SAN ANTONIO  
Benke PUD

370.00

09/20/99

10935

\$370.00

*Planer fee Windgate POADP*

*short  
370*

GRAY-JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200 PH. 512-452-0371  
AUSTIN, TX 78757

COMPASS BANK  
AUSTIN, TEXAS  
35-1054-1130

10935

10935

Three Hundred Seventy and 00/100 Dollars

DATE

AMOUNT

09/20/99

\$370.00

PAY  
TO THE  
ORDER  
OF

CITY OF SAN ANTONIO

VOID AFTER 90 DAYS

Security features included. Details on back.



MP

⑈010935⑈ ⑆113010547⑆

15003806⑈





GRAY ♦ JANSING & ASSOCIATES, INC.

October 13, 1999

Ms. Elizabeth Carol  
Planning Department  
City of San Antonio  
114 W. Commerce, 4<sup>th</sup> Floor  
San Antonio, Texas 78283

**RE: Wind Gate Ranch PUD/POADP  
GJA No. 1360-8148-13**

Dear Ms. Carol:

Enclosed is 12 copies of the PUD/POADP plan for Wind Gate Ranch, an application for each, filing fees for each, one 8 ½" X 11" reduction, agent authorization forms, and the related tax maps. I have also enclosed the partnership agreement showing that Tom Dreiss is part of the partnership that owns the land. Copies of this have been sent out to TxDOT and the Aquifer Studies Department at SAWS.

Please do not hesitate to contact me with any questions or comments.

Sincerely,

**GRAY ♦ JANSING & ASSOCIATES, INC.**

Kerri K. Peña

KKP:bj  
Enclosures

cc: Mr. John M. Jansing, Jr., P.E.; Gray ♦ Jansing & Associates, Inc.  
Mr. Stephen K. Collins, P.E.; Gray ♦ Jansing & Associates, Inc.



**BROWN ENGINEERING COMPANY**  
1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

**FAX COVER LETTER**

TO: Elizabeth Carol DATE: 2/15/00  
FIRM: City Planning FROM: Denise  
PHONE: 207-7900 PHONE: (210) 494-5511  
FAX #: 207-4441 FAX #: (210) 494-5519  
CC: \_\_\_\_\_ JOB #: \_\_\_\_\_  
SUBJECT: Wind Gate Ranch / Wind Gate Bluffs

TOTAL PAGES (Including cover letter): 2

HARD COPY TO FOLLOW: ☐ Yes ☒ No Via ☐ Delivery  
☐ Overnight Mail  
☐ Regular Mail

COMMENTS:

For POARP approval.  
If POARP gets approved, can we get the PUD  
Scheduled for the agenda? Thanks!

Unless otherwise noted, the information contained in this facsimile is confidential. It is intended for the use of the individual or organization noted above. If you are not the intended recipient or the person responsible for delivering this message to the recipient, please note that any distribution or photocopying of the information is strictly prohibited. If you have received this facsimile in error, please telephone the sender immediately at 210-494-5511. Thank you.



# CITY OF SAN ANTONIO

## Public Works Department

### Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

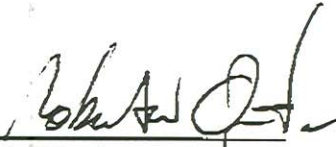
COPIES TO: File

SUBJECT: Windgate Ranch / Windgate Bluff POADP Level I T.I.A.

Date: February 11, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Windgate Ranch / Windgate Bluff POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 396 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through three main access points, two on SH 211 and one onto FM 471. Due to the topography, eight lots are proposed to have frontage onto SH 211. The Public Works Department recommends limiting these eight lots with two access points and provide a marginal access road parallel with SH 211.

  
Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:

  
Andrew J. Ballard, P.E.  
City Engineer



**Michael Herrera**

POADP  
#669

**From:** Jeannette Jay  
**Sent:** Wednesday, March 24, 2004 5:25 PM  
**To:** Roland Trevino  
**Cc:** Edward Guzman; Michael Herrera; Roderick Sanchez; Robert Lombrano; June Puente  
**Subject:** 040066 Wind Gate Ranch 1-A

---

Roland,

Note the comments I put on the 260 screen for this plat. The Chairman would not sign the PUD plans until the conditions were put on the PUD. He did sign the mylars for the plat after I assured him a note would be placed on the trackings sytem **DO NOT RECORD** until the conditions of the PUD were met. Also, I took the liberty of putting in the CA\_ on the 410 screen. I noted there is not a drainage fee listed there. Check with Eddie if the LOC should now be written indicating any drainage fee due.

If it should be handled any other way, let's do it !!!

Jay

J. Jay  
Planner II  
Development Services  
City of San Antonio, Tx.  
210-207-0121

CMD: PLAT: 2004000066 NAME/KEY: AGENCY:

PLAT NBR: 2004000066 PLAT NAME: WIND GATE RANCH U-1A PUD \*\*DNR\*\*

APPLICATION DATE:	10 30 2003	EXPIRATION DATE:	10 29 2005
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —

FILING DATE:	3 24 2004	FILING EXPIRATION:	4 23 2004
PC DATE:	3 24 2004	APPROVED(Y/N):	Y
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	3 24 2007
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —

COUNTY STATUS (A/D/P):	—	DATE TIME EXT GRANTED:	— — —
RECORDATION DATE:	— — —	DATE:	— — —
PC NOTES:	ROLAND IS THE CASE MANAGER	VOL:	— — —

PC NOTES:	ROLAND IS THE CASE MANAGER	PAGE:	—
	OF COMPLETE FILING AND APPROVED PLAT WITH CONDITIONS PLACED		—
	ON PUD 04-006. DO NOT RECORD UNTIL CONDITIONS OF PUD ARE		—
	MET. JAY		—

'PF3' MENU



Law Offices of  
**EARL & BROWN**  
A Professional Corporation  
RiverView Towers  
111 Solidad Street, Suite 1111  
San Antonio, Texas 78205  
(210) 222-1500 Telephone  
(210) 222-9100 Facsimile

**FACSIMILE COVER SHEET**

Est. 1  
done.  
Hui

DATE: December 16, 2002

**CONFIDENTIALITY NOTICE:** The document(s) accompanying this facsimile message is privileged and confidential information intended solely for the use of the intended recipient. You are hereby notified that any disclosure, dissemination, distribution, or reproduction this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, and return this original message to this office at the above address via the United States Postal Service.

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT EVELYN AT (210) 222-1500 AS SOON AS POSSIBLE.

TO: Emil Moncivais	FAX: 207-7897
FROM: Habib Erkan	Total No. of Pages: (including cover sheet): 2
FILE NO:	RE: Windgate Bluff & Windgate Ranch POADP
<b>MESSAGE:</b>  Please review the attached and should you have any questions, please do not hesitate to contact our office.	

# 669

FILE

**EARL & BROWN**  
attorneys at law

December 16, 2002

Mr. Emil Moncivais  
Director of Comprehensive Planning  
City of San Antonio  
114 W. Commerce, 4th Floor  
San Antonio, TX 78283-3966

**Via Fax 207-7897**

Re: Windgate Bluff & Windgate Ranch POADP

This is to follow-up on our telephone conversation regarding the matter referenced above. As we discussed, I am seeking a letter from you that tells the reader that the approval of the POADP in this instance does not preclude a developer from increasing the projects density from that set out in the POADP. It is understood that, should the developer wish to increase such density, you shall require either an amendment to the POADP or that a new Master Development Plan be submitted for the project. Moreover, it is understood that should the project be changed from a residential use any vesting that is obtained pursuant to the existing POADP may be lost. And finally, it is understood that with the increase in density, an amendment to the TIA would be required. These points are incorporated in the revised letter that I submitted to your office yesterday at the advice of Jesus Garza.

I now understand that you are hesitant to signing the letter provided by me and preferred to draft your own letter. Pursuant to our telephone conversation, I understand that this letter shall be forthcoming no later than December 17<sup>th</sup>. In closing, I wish to once again express my appreciation to you and your staff for your prompt assistance regarding this matter.

Sincerely,  
EARL & BROWN, P.C.

By:   
Habib H. Erkan, Jr.

f:4011/moncivais ltr.doc  
cc: Tom Dreiss

**Via Fax 492-5116**





# WIND GATE RANCH SECTION 1 A PLANNED UNIT DEVELOPMENT

SHEET 1 OF 2

200036

SUBDIVISION PLAT

OF  
WIND GATE RANCH SECTION 1  
A PLANNED UNIT DEVELOPMENT

BEING: 81.23 ACRES OF LAND OUT OF THE J.L. SANDOZ SURVEY NO. 83, ABSTRACT NO. 838 AND THE WILLIAM P. MEAD SURVEY NO. 374, ABSTRACT NO. 508, COUNTY OF BEXAR, TEXAS, AND ALSO BEING OUT OF A 480.000 ACRES TRACT OF LAND OUT OF AND A PART OF A 158.079 ACRES TRACT OF LAND (DECEASED AS TRACT 1) AS DESCRIBED BY DEED RECORDED IN VOLUME 4302, PAGE 986 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDERTAKEN BY THE SUBDIVISION ENGINEER.

*Jeffrey J. Brown, P.E.*  
SUBDIVISION ENGINEER  
No. 11000 N. 1st St., Suite 100  
San Antonio, Texas 78216  
Tel. (214) 493-1444

*Anthony J. Lind*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDERTAKEN BY THE SUBDIVISION ENGINEER.

*James C. Brown*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

*James C. Brown*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

*James C. Brown*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

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NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

*James C. Brown*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

*James C. Brown*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

*James C. Brown*  
NOTARY PUBLIC  
State of Texas  
Commission Expires 08-01-2003

SCALE: 1" = 800'

SCALE: 1" = 200'

INDEX MAP

TRACT	ACRES	OWNER	DATE	RECORD
1	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
2	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
3	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
4	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
5	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
6	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
7	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
8	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
9	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
10	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
11	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
12	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
13	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
14	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
15	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
16	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
17	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
18	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
19	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944
20	15.56	MAIN LAND LTD. ET AL.	1/15/94	5005, PG. 1944

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UNLESS NOTED OTHERWISE.

LEGEND  
BY IRON ROD FOUND  
BY IRON PIPE FOUND  
BY UTILITY CASING FOUND  
BY UTILITY CASING FOUND  
BY BUILDING SETBACK LINE  
BY DRAINAGE CASING

L. BENKE INC.  
20.00 AC.  
VOL. 5023 P. 512 R.P.R.

MAIN LAND LTD. ET AL.  
TRACT 1  
1555.0076 AC.  
VOL. 5005, PG. 1944

MAIN LAND LTD. ET AL.  
TRACT 1  
1555.0076 AC.  
VOL. 5005, PG. 1944

DEVELOPER:  
THOMAS E. DRECH  
DRECH DEVELOPMENT LLC  
1011 N. LOOP WEST, SUITE 200  
SAN ANTONIO, TEXAS 78208  
PH: (214) 654-1444  
FX: (214) 493-1444

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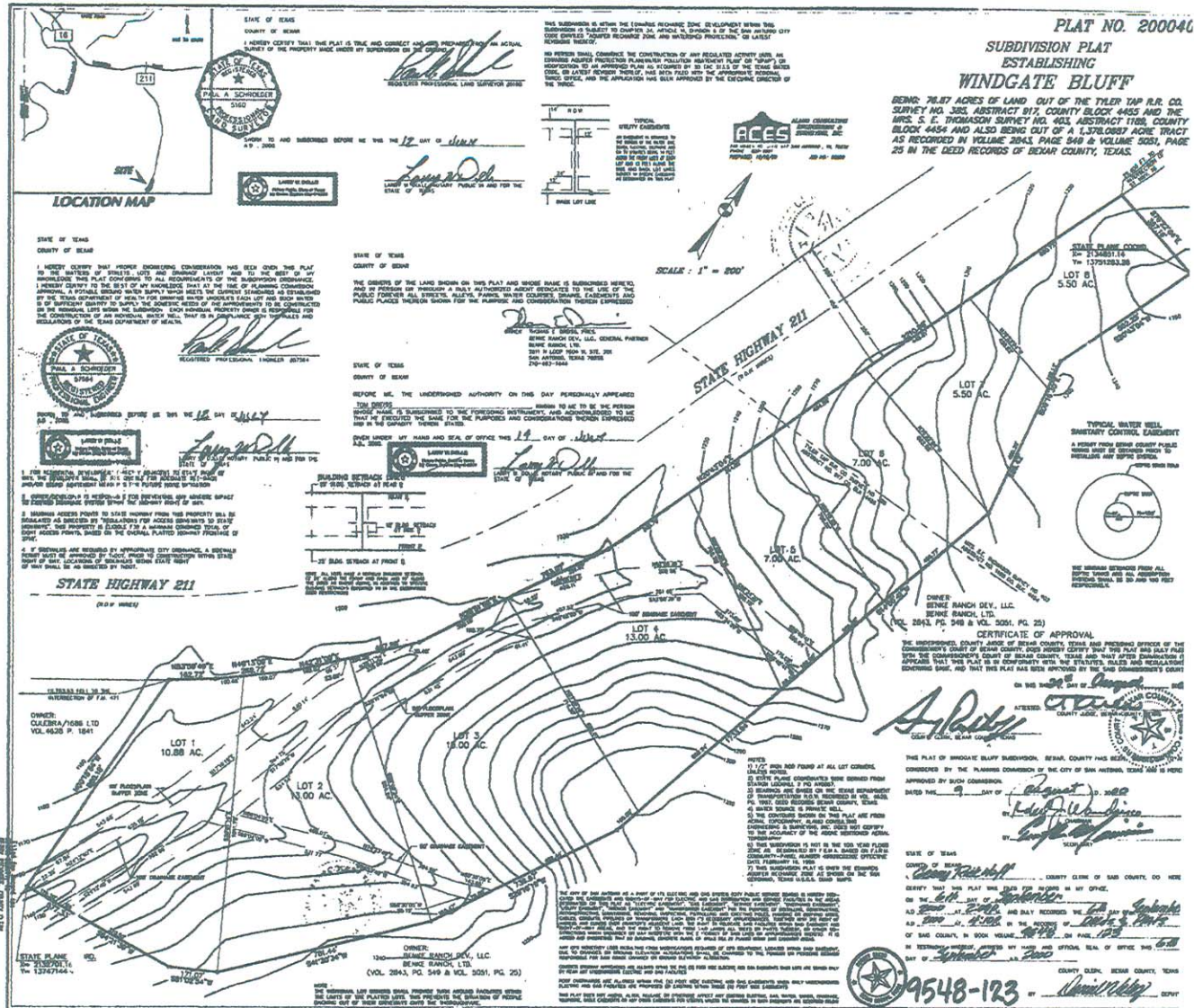
WIND GATE PKWY  
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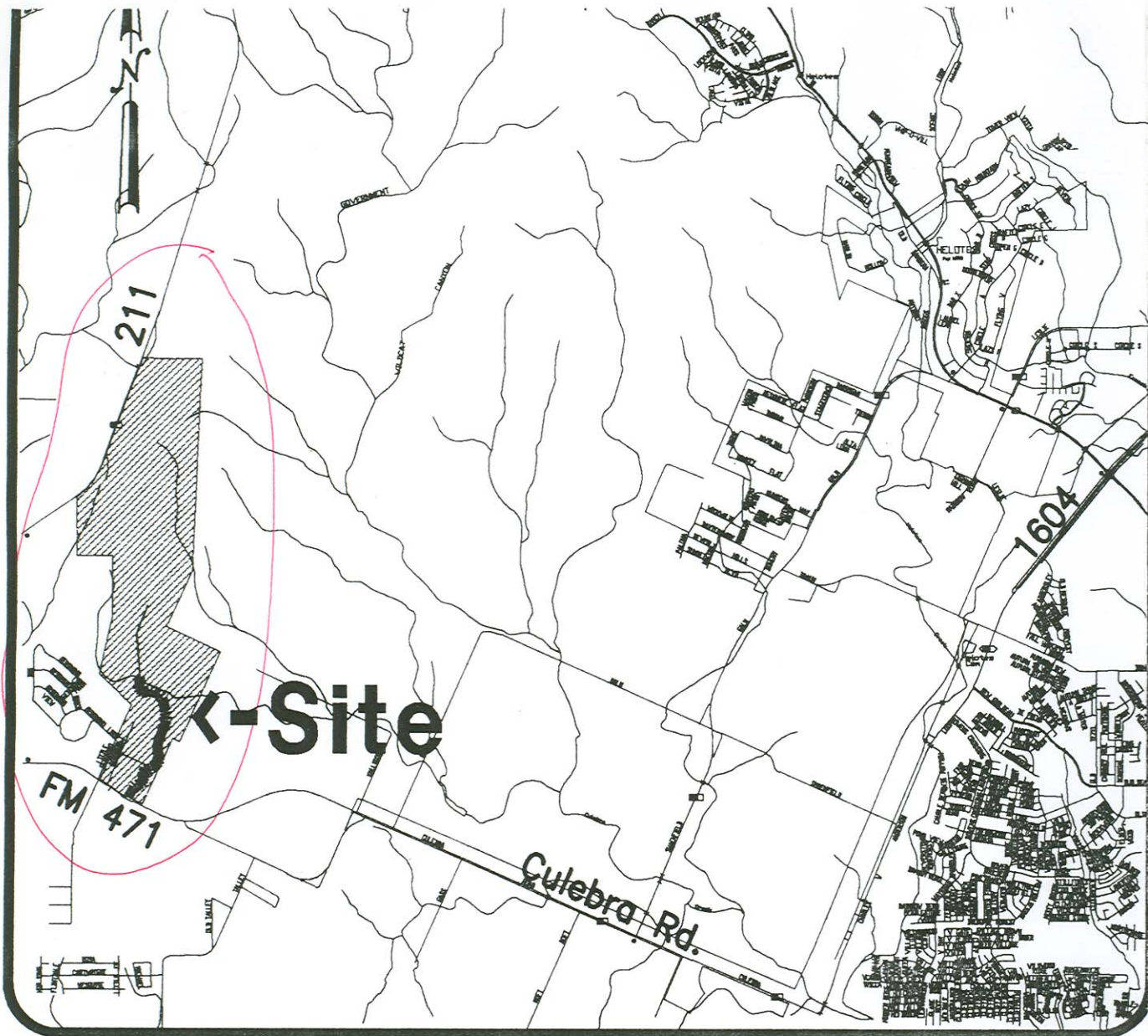












**LOCATION MAP**

**N.T.S.**

*WIND GATE RANCH*

## **SHEET INDEX**

1. COVERSHEET AND NOTES
2. OVERALL PLAN SHEET
3. WIND GATE PKWY. PLAN/PROFILE SHEET
4. WIND GATE PKWY. PLAN/PROFILE SHEET
5. WIND GATE PKWY. PLAN/PROFILE SHEET
6. WIND GATE PKWY. PLAN/PROFILE SHEET
7. WIND GATE PKWY. PLAN/PROFILE SHEET
8. WIND GATE PKWY. PLAN/PROFILE SHEET
9. WIND GATE PKWY. PLAN/PROFILE SHEET

*the POADP  
reflect the en  
site.*





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection *W/B 11/2/99*  
☐ Bexar County Public Works

RECEIVED *11/3/99*

FROM: J. Jay - Planning

Date 10-18-99

POADP NAME: WIND GATE RANCH

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 10-29-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*D Reid*

Signature

*City Architect*

Title

*10/27/99*

Date

99 NOV -3 AM 10:39  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

RECEIVED

Wind Gate Ranch

# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

RECEIVED

00 MAR 21 PM 4:16

TO: City Planning Dept.  
114 W. Commerce  
4th Floor

ATTN: Elizabeth

JOB #: 346-004-00

DATE: March 21, 2000

RE: Wind Gate Bluffs /  
Wind Gate Ranch

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
6	P.O.A.D.P. (Revised)
1	8-1/2 x 11 Reduction of P.O.A.D.P. (to follow).

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ \_\_\_\_\_

## REMARKS:

If you have any questions, please call James Brewer at Gray Jansing at (800)856-5612.

Thank you.

COPY TO: \_\_\_\_\_

SIGNED: Denise Spain



**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

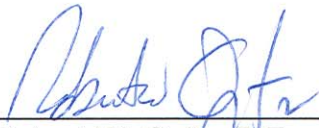
SUBJECT: Windgate Ranch / Windgate Bluff POADP Level 2 T.I.A.

Date: March 29, 2000


The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Windgate Ranch / Windgate Bluff POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing, an elementary school, and a small shopping center which is estimated to generate 983 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through three main access points, two on SH 211 and one onto FM 471. Two additional access points are proposed for the commercial portion within 1,000 feet of property frontage on FM 471.

Due to the topography, eight lots are proposed to have frontage onto SH 211. The Public Works Department recommends limiting these eight lots with two access points and provide a marginal access road parallel with SH 211.

  
\_\_\_\_\_  
Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:

  
\_\_\_\_\_  
Andrew J. Ballard, P.E.  
City Engineer

**BROWN ENGINEERING COMPANY**

1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

00 MAY -9 PM 12: 56

**FAX COVER LETTER**DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISIONTO: Mike HerreraDATE: 5/9/00FIRM: CSAPWFROM: DennisPHONE: 207-7900PHONE: (210) 494-5511FAX #: 207-4400FAX #: (210) 494-5519

CC: \_\_\_\_\_

JOB #: \_\_\_\_\_

SUBJECT: Wind Gate Bluffs / Wind Gate Ranch  
POAPPTOTAL PAGES (Including cover letter): 2

HARD COPY TO FOLLOW



Yes



No

Via



Delivery



Overnight Mail



Regular Mail

COMMENTS:

Unless otherwise noted, the information contained in this facsimile is confidential. It is intended for the use of the individual or organization noted above. If you are not the intended recipient or the person responsible for delivering this message to the recipient, please note that any distribution or photocopying of the information is strictly prohibited. If you have received this facsimile in error, please telephone the sender immediately at 210-494-5511. Thank you.



# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

May 9, 2000

Mr. Emil R. Moncivais, AIA AICP  
Director of Planning  
City Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-966

Reference: Wind Gate Bluffs / Wind Gate Ranch  
P.O.A.D.P.  
Hold Action

Dear Mr. Moncivais:

This letter is a request to hold any disapproval action on the Wind Gate Bluffs / Wind Gate Ranch P.O.A.D.P. due to further discussions which are still underway.

If you have any questions, please call me.

Sincerely,

BROWN ENGINEERING CO.



Mark S. Brown, P.E.

MSB/das

Job #346-004-00



# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection

☐ Bexar County Public Works

☒ Major Thoroughfare

FROM: Elizabeth Carol

Date Feb 25

POADP NAME: Windgate

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for \_\_\_\_\_ before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: SA 211 is a Major Thoroughfare  
Requiring 110' min R.O.W. - per Plan Tech notes  
In addition Mechler is 2 proposed Major Thoroughfare  
secondary arterial type A requiring 86' min R.O.W. Must appear  
to be on proposed POADP properly. (NOT shown on POADP)

[Signature]  
Signature

Planner  
Title

022500  
Date

Signature

Title

Date



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	0001	
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CONNECTION ID		
ST. TIME	12/17 15:51	
USAGE T	00'34	
PGS. SENT	1	
RESULT	OK	



## CITY OF SAN ANTONIO

December 17, 2002

Mr. Habib H. Erkan  
EARL & BROWN, Attorneys at Law  
Riverview Towers  
1111 Soledad, Suite 1111  
San Antonio, TX 78205

**Re: Wingate Bluff and Wingate Ranch**

**MDP/ POADP: # 669**

Dear Mr. Erkan:

This is in response to your letter dated December 12, 2002, regarding the possibility of revising the approved POADP #669 to higher densities other than originally annotated on the plan. This plan was approved under the previous UDC Code, Section 35-2077 REVISIONS: "Revisions to a POADP may be made at any time by the submission of a NEW POADP to the Director of Planning."

Any new submittals will be subject to all rules and regulations as applicable in the extra territorial jurisdiction (ETJ) for the City of San Antonio. Land use changes other than originally depicted on the approved POADP plan will result in the loss of any Vested Rights. All platting as a result of the new plan will have to comply with the 2001 Unified Development Code, Master Plan and Major thoroughfare Plan for the City of San Antonio.

Any changes to the original boundaries will require the re-submittal of a Master Development Plan (MDP) and will be subject to the rules and regulations under the 2001 Unified Development Code.



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

RECEIVED FEB 01 2000

TO: CITY ARBORIST Date: January 26, 2000

FROM: Subdivision Section

ITEM NAME: WIND GATE BLUFFS FILE#: \_\_\_\_\_

Re: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPROVAL

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: February 10, 2000

- ☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days  
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICIATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

☐ Other: \_\_\_\_\_

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer /  
subdivider / agent, of the corrections needed to remove this objection. Telephone #: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*D. Reid*  
Signature

*City Arborist*  
Title

*2/11/00*  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage

☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection

☒ Bexar County Public Works

FROM: J. Jay – Planning

Date 10-18-99

POADP NAME: WIND GATE RANCH

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 10-29-99 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
Title

11-18-99  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Elizabeth Carol

Date Feb 25

POADP NAME: Windgate

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for \_\_\_\_\_ before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: SA 211 is a Major Thoroughfare  
Requiring 110' min R.O.W. - Refer TxDOT Notes  
In addition Mochler is a proposed Major Thoroughfare  
secondary arterial type A requiring 86' min R.O.W. Must appear  
to be on proposed POADP property. (NOT shown on POADP)

[Signature]  
Signature

Planner  
Title

022500  
Date

Signature

Title

Date



**GENT AUTHORIZATION FOR  
FOR REGULATED ACTIVITIES  
RELATING TO THE CITY OF SAN ANTONIO**

I, Tom E. Dreiss,  
Print Name  
Owner  
Title - Owner/President/Other  
of Tom Dreiss & Company  
Corporation/Partnership/Entity Name  
have authorized Stephen K. Collins, P.E.  
Print Name of Agent/Engineer  
of Gray ♦ Jansing & Associates, Inc.  
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the City of San Antonio for the review and approval consideration of regulated activities.

I also understand that:

1. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and the forms must accompany the completed submittal.
2. For applicants who are not the property owner, but who have the right to control and possess and control the property, additional authorization is required from the owner.

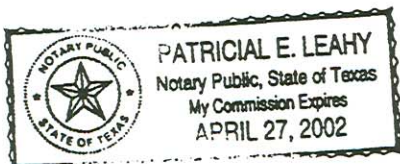
Thomas E. Dreiss 6/9/99  
Applicant's Signature Date

THE STATE OF TEXAS §

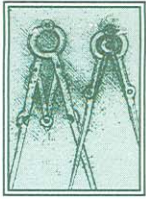
County of Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Dreiss known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office of this 9th day of June, 19 99.



Patricia E. Leahy  
NOTARY PUBLIC  
Typed or Printed Name of Notary  
MY COMMISSION EXPIRES:



GRAY • JANSING & ASSOCIATES, INC.

January 25, 2000

Ms. Elizabeth Carol  
City of San Antonio Planning Department  
114 W. Commerce, 4<sup>th</sup> Floor  
San Antonio, Texas 78283-3966

**RE: Planned Unit Development Plan for Wind Gate Ranch Section 1  
Preliminary Overall Area Development Plan of Wind Gate Bluffs/Wind Gate Ranch  
GJA No. 1360-8148-95**

Dear Ms. Carol:

The Planned Unit Development (PUD) Plan for Wind Gate Ranch Section 1 and the Preliminary Overall Area Development Plan (POADP) of Wind Gate Bluffs/Wind Gate Ranch was initially submitted as a single print titled Preliminary Overall Area Development Plan of Wind Gate Ranch Subdivision Unit 1 & Unit 2 on October 13, 1999 by Ms. Kerri K. Pena with Gray ♦ Jansing & Associates, Inc. The submittal included: twelve (12) copies of the PUD/POADP for Wind Gate Ranch, an application for each, filing fees for each, one 8-1/2" x 11" reduction, agent authorization forms, the related tax maps, and the partnership agreement showing that Tom Dreiss is part of the partnership that owns the land. I have enclosed a copy of the original submittal documents.

The original POADP did not reflect the site boundaries shown on submitted drainage plans as noted by Ms. Janette Jay, with the City of San Antonio Planning Department, on her November 4, 1999 facsimile to Ms. Pena. Moreover, the PUD/POADP lacked information required in accordance with the City of San Antonio Unified Development Code.

Said items have been revised accordingly, and, for clarity, the PUD/POADP have been separated into distinct drawings, the PUD Plan for Wind Gate Ranch Section 1 and the POADP of Wind Gate Bluffs/Wind Gate Ranch, respectively. As noted on the POADP, Wind Gate Bluffs and Wind Gate Ranch are to be subdivided and platted as two distinct Planned Unit Developments, each including multiple phasing.

Please note that the original PUD Plan Application indicated two (2) for the projected number of phases. The revised PUD Plan and PUD Plan Application have been revised to reflect only one (1) for the projected number of phases.



Ms. Elizabeth Carol  
January 25, 2000  
Page 2 of 2

For review and approval, I have enclosed a revised PUD Plan Application for Wind Gate Ranch Section 1, eight (8) copies of the revised PUD Plan for Wind Gate Ranch Section 1, one (1) 8-1/2" x 11" reduction of the revised PUD Plan for Wind Gate Ranch Section 1, a City of San Antonio POADP Application for Wind Gate Bluffs, a revised City of San Antonio POADP Application for Wind Gate Ranch, sixteen (16) blue-line copies of the revised POADP of Wind Gate Bluffs/Wind Gate Ranch, and two (2) 8-1/2" x 11" reductions of the revised POADP of Wind Gate Bluffs/Wind Gate Ranch.

As noted by Ms. Jay in her November 4<sup>th</sup> facsimile, the initial fees for both the PUD Plan (Wind Gate Ranch Section 1) and POADP (Wind Gate Ranch) were short a total of twenty-two dollars and twenty cents (\$22.20), due to a fee increase that was effective as of October 1, 1999. A check made payable to the City of San Antonio for the same is enclosed. A three hundred eighty-one dollar and ten cents (\$381.10) check made payable to the City of San Antonio is also enclosed for the POADP Plan Review for Wind Gate Bluffs.

If any further information is needed, please contact me at (512) 452-0371.

Sincerely,

**GRAY ♦ JANSING & ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read 'Kerry J. Koehler', with a stylized flourish at the end.

Kerry J. Koehler, PE

KJK:bj

cc: Mr. Thomas E. Dreiss; Thomas Dreiss & Company  
Mr. John M. Jansing, Jr., PE; Gray ♦ Jansing & Associates, Inc.  
Mr. Stephen K. Collins, PE; Gray ♦ Jansing & Associates, Inc.  
Mr. Mark S. Brown, PE; Brown Engineering Co.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 DEC 20 PM 2:14

December 20, 2002

Mr. Emil Moncivais  
Director of Comprehensive Planning  
City of San Antonio  
114 W. Commerce, 3rd Floor  
San Antonio, TX 78283-3966

Via Hand-Delivery

Re: Windgate Bluff & Windgate Ranch POADP

Dear Mr. Moncivais:

Thank you for your letter of December 17, 2002, that addressed my question whether or not the approval of POADP No. 669 precludes the development of the property within the boundaries of the POADP at a higher density than originally annotated on the plan. While your letter was some what informative, as I mentioned to you pursuant to our telephone conversation earlier today, it does not answer my question.

To reiterate, my question is simply this, is there any City ordinance that would preclude the development of the property within the boundaries of POADP No. 669 at a higher density than originally annotated on the plan.

As a point of information, it should be noted that I have discussed this matter with your staff and we came to a mutual conclusion that the City of San Antonio cannot regulate lot size in its extra territorial jurisdiction. Moreover, I understand if the City was to annex the property in question, it would be zoned Development Reserve which equates to Residential Single-Family R-6. Such zoning would allow for lot sizes significantly smaller than what is set out in POADP No. 669.

Additionally, I understand that the increase in density would require the submittal of an amended POADP or a new Master Development Plan. It is also understood that any land use change from the single-family residential use depicted on the approved POADP will result in a loss of any vested rights. And, finally, as I explained to you by our telephone conversation and in my letter of December 12, 2002, I am requesting this letter for the sole purpose of providing information to an out of state buyer of this development. This out of state purchaser simply needs to be assured that the approval of a POADP does not preclude the future development of the property as a single-family development with densities that are greater than are showed on the plan. Therefore, I am requesting that your letter be modified to read as attached.



Mr. Emil Moncivais  
December 20, 2002  
Page 2

Thank you again for your kind attention to this matter. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,  
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4011/moncivais ltr2.doc  
cc: Tom Dreiss

**Via Fax 492-5116**

Date Submitted: 10/13/99

Name of POADP: Wind Gate Ranch

Owners: Thomas E. Dreiss

Consulting Firm: Gray Jansing & Associates, Inc.

Address: 120 Austin Hwy, Suite 102

Address: 8217 Shoal Creek Blvd., Suite 200

San Antonio, Texas 78209

Austin, Texas 78757

Phone: (210) 822-8161

Phone: (512) 452-0371

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone:

☐ Yes ☒ No

Projected # of Phases: 2

☒ Yes ☐ No

## San Antonio City Limits?

☐ Yes ☒ No

Council District: N/A

Ferguson map grid	544
-------------------	-----

Land area being platted:

Lots

Acres

Single Family (SF)

71

163.82

Multi-family (MF)

Commercial and non-residential \_\_\_\_\_

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name Wind Gate Ranch No. Submitted Concurrently

Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Stephen K. Collins, P.E.

Signature:

Signature: Stephen K. Collins

Date: 10/13/99

Phone: (512)452-0371

Fax: (512)454-9933



**FAX**

00 MAY 31 PM 3:42

To: Elizabeth Carol  
Fax: 207-4441  
Date: 5-31-2000  
Re: Retablo

Total Pages (Including Cover): 3

## Comments:

Mike

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ For Approval ☒ For Your Use ☒ As Requested ☐ For Review and Comment

From: Gene Dawson, Jr. Project No.: \_\_\_\_\_

cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



5111 Broadway, San Antonio, Texas 78209-5709  
1.210.828.6565 Fax: 1.210.828.1688

DATE: May 30, 2000  
ATTN: Gene Dawson, Jr.  
COMPANY: Pape Dawson  
FAX: 375-9010  
PAGES: (2)

---

FROM: Chris Hill  
FAX: (210) 828-1688

---

Dear Gene:

I am in receipt of your fax and copy of the letter from Emil Moncivais, Director of Planning for the City of San Antonio. I am opposed to the routing onto the property at this time. As you know, the property is under contract to Trust for Public Lands. What step do I need to take next? Please let me know or set up the appropriate meeting where we can discuss it further.

My very best,



Christopher C. Hill, President  
Crockett Development, Inc.  
General Partner





## CITY OF SAN ANTONIO

May 11, 2000

PAPE-DAWSON  
ENGINEERS, INC.  
RECEIVED

MAY 17 2000

Mr. Gene Dawson Jr.  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, TX. 78216

FILE

Subject: Retablo / Windgate POADPs

Dear Mr. Dawson:

After reviewing several options presented by Brown Engineering Co. on May 10, 2000, for the extension of Galm Road westerly to State Hwy 211, we have determined that given the options, the alignment for this extension should connect to the existing flair at TxDOT station 8+77.50. In doing so, the majority of the thoroughfare would be built on the northern end and within the Windgate property and flair onto the proposed open space area of the Retablo POADP to connect to the aforementioned TxDOT station. We agree that this is a good alignment for both parties to pursue and we would be supportive of this proposal.

Attached is the routing plan with dimensions to extend Galm Road to State Hwy 211.

Thanks for your cooperation and assistance in working out this future connection.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais, AIA, AICP  
Director of Planningcc: Andy Ballard, P.E., City Engineer  
Mark Brown, Brown Engineering Co.

---

**LIMITED PARTNERSHIP AGREEMENT**

**FOR**

**BENKE RANCH, LTD.**

**(for 1,331 acres in Bexar County, Texas)**

---

**June 1, 1999**

**EIN: 74-\_\_\_\_\_**



**LIMITED PARTNERSHIP AGREEMENT  
FOR  
BENKE RANCH, LTD.**

This Limited Partnership Agreement is entered into effective as of June 1, 1999, by and among Benke Ranch Development, L.L.C., a Texas limited liability company, as general partner, and Saratoga Land Company, Inc., a Texas corporation ("Saratoga"), and Thomas E. Dreiss ("Dreiss"), as limited partners.

**Article 1  
Definitions**

**1.1 Definitions.** As used in this Agreement:

"Act" means the Texas Revised Limited Partnership Act, Article 6132a-1, Texas Revised Civil Statutes, as from time to time amended and as supplemented by the Texas Revised Partnership Act, Article 6132b-1.01 et seq., Texas Revised Civil Statutes.

"Agreement" means this Limited Partnership Agreement as amended from time to time pursuant to Section 12.7.

"Bankruptcy" means, as to any Partner, the Partner's taking of any action seeking relief under any applicable debtor relief, receivership, conservatorship, bankruptcy, insolvency, reorganization or similar law affecting the rights or remedies of creditors generally, or the failure of a Partner to obtain within 30 days the dismissal of any action taken against it under any such laws.

"Capital Account" means for any Partner, the Capital Account maintained for that Partner in accordance with the following provisions:

(a) To each Partner's Capital Account there shall be credited the Partner's capital contributions, the Partner's distributive share of Profits, and the amount of any Partnership liabilities assumed by the Partner or which are secured by any Property distributed to the Partner.

(b) To each Partner's Capital Account there shall be debited the amount of cash and the fair market value of any property distributed to the Partner pursuant to any provision of this Agreement, the Partner's distributive share of Losses, and the amount of any liabilities of the Partner assumed by the Partnership or which are secured by any property contributed by the Partner to the Partnership.

(c) If an interest in the Partnership is transferred in accordance with the terms of this Agreement, the transferee shall succeed to the Capital Account of the transferor to the extent it relates to the transferred interest.

The foregoing provisions and the other provisions of this Agreement relating to the maintenance of Capital Accounts are intended to comply with Regulations Section 1.704-1(b), and shall be interpreted and applied in a manner consistent with the Regulations. If the General Partner determines that it is prudent to modify the manner in which the Capital Accounts, or any debits or credits thereto (including, without limitation, debits or credits relating to liabilities which are secured by contributions or distributed property or which are assumed by the Partnership or Partners) are computed in order to comply with the Regulations, the General Partner may make the modification, provided that it is not likely to have a material effect on the amounts distributed to any Partner upon the dissolution of the Partnership. The General Partner also shall (i) make any adjustments that are necessary or appropriate to maintain equality between the Capital

Accounts of the Partners and the amount of Partnership capital reflected on the Partnership's balance sheet, as computed for book purposes, in accordance with Regulations Section 1.704-1(b)(2)(iv)(c), and (ii) make any appropriate modifications if unanticipated events might otherwise cause this Agreement not to comply with Regulations Section 1.704-1(b).

"Capital Contribution" means, as to any Partner, the sum of the amounts contributed by the Partner to the capital of the Partnership pursuant to this Agreement.

"Code" means the Internal Revenue Code of 1986, as amended.

"Development Budget" means a budget of the estimated expenditures to develop for sale lots of the Land pursuant to a Development Plan. The Development Budget for Unit 1 is attached as Exhibit A hereto.

"Development Plan" means the plan, including improvements, for the development of a specific portion of the Land (a "Unit") for sale. The Development Plan for Unit 1 is attached as Exhibit B hereto.

"General Partner" means Benke Ranch Development, L.L.C., a Texas limited liability company and its duly authorized successors.

"Interests" means the percentage interest of each Partner in the Partnership equal to the Capital Account of the Partner divided by the total Capital Accounts for all the Partners.

"Land" means the acreage out of approximately 1,331 acres in Bexar County, Texas, more particularly described on Exhibit C hereto, that has been contributed to the Partnership from time to time.

"Land Value" means the number of acres of Land in question times \$1,700 per acre. If any portion of the Land is dedicated for public use or is otherwise not subject for resale, the Land Value of acreage sold shall be increased proportionately by the Land Value of acres not available for sale.

"Limited Partner" means each Person who is reflected as a limited partner in the first paragraph of this Agreement or who becomes a substitute Limited Partner pursuant to this Agreement.

"Majority of Limited Partners" means Limited Partners owning greater than 50% of the Interests owned by all Limited Partners.

"Partners" means the General Partner and the Limited Partners, collectively.

"Partnership" means the limited partnership formed pursuant to this Agreement.

"Person" means any individual, corporation, partnership, limited liability company, association, trust, estate, guardianship, unincorporated organization, a government or any subdivision thereof, or any other entity of any type, created or established under any jurisdiction.

"Profits" and "Losses" means for each fiscal year, an amount equal to the Partnership's taxable income or loss for the fiscal year, determined in accordance with Code Section 703(a) (for this purpose, all items of income, gain, loss, or deduction required to be stated separately pursuant to Code Section 703(a)(1) shall be included in taxable income or loss), with the following adjustments:

(a) Any income of the Partnership that is exempt from federal income tax and not otherwise taken into account in computing Profits or Losses pursuant to this definition shall be added



to taxable income or loss; and

(b) Any expenditures of the Partnership described in Code Section 705(a)(2)(B) or treated as Code Section 705(a)(2)(B) expenditures pursuant to Regulations Section 1.704-1(b)(2)(iv)(I), and not otherwise taken into account in computing Profits or Losses pursuant to this definition, shall be subtracted from taxable income or loss.

"Regulations" means those regulations now existing or hereafter adopted (as they may be amended or proposed from time to time) by the United States Department of Treasury pursuant to the Code.

## Article 2

### Formation of Partnership

2.1 Formation. The Partners hereby form the Partnership pursuant to the Act. Except as herein stated, the Act shall govern the rights and liabilities of the Partners.

2.2 Name. The name of the Partnership shall be Benke Ranch, Ltd., and the business of the Partnership shall be conducted under that name.

2.3 Principal Office. The principal office of the Partnership shall be located at 120 Austin Highway, San Antonio, Texas 78209, or at other place or places as the General Partner may from time to time determine. The principal office shall also be the registered office of the Partnership as set forth in the Act.

2.4 Registered Agent. Thomas E. Dreiss shall be the registered agent for service of process on the Partnership.

2.5 Term. The Partnership shall begin upon the date a certificate is filed with the Secretary of State of Texas and shall continue until the date the Partnership is dissolved under Article 10 (unless it is reconstituted as permitted thereunder), and to the extent provided for by applicable law, until wound up and terminated under Article 11.

## Article 3

### Purposes and Powers of the Partnership

3.1 Purposes. The purpose of the Partnership is to own, develop, improve, market and sell lots of the Land, in units of development, and to engage in any and all activities related or incidental thereto.

3.2 Powers. The Partnership purposes may be accomplished by the General Partner, taking any action which is, in the General Partner's sole discretion, necessary, reasonable or advisable to accomplish the same.

3.3 Title to Property. All real and personal property owned by the Partnership shall be owned by it in its name, as an entity, and no Partner shall have any interests in such property in its individual name or right, and each Partner's interest in the Partnership shall be personal property for all purposes.

3.4 Payments of Individual Obligations. The Partnership's credit and assets shall be used solely for the benefit of the Partnership, and no asset of the Partnership shall be transferred or encumbered for or in payment of any individual obligation of any Partner.

## Article 4

### Capital Contributions

under the American Arbitration Association's Commercial Arbitration Rules then in effect and in accordance with the substantive laws of the State of Texas. The parties each recognize and consent to the jurisdiction over each of them by the Courts of the State of Texas. The award of the arbitrator shall be final and binding upon the parties and non-appealable, and judgment may be entered upon such award by any court of competent jurisdiction.

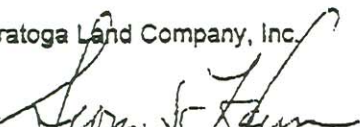
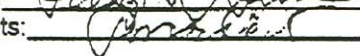
12.12 Benefit. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of any Partner or of the Partnership, or by any other third party.

SIGNED as of the day and year above first written.

Limited Partners:

  
Thomas E. Dreiss

Saratoga Land Company, Inc.

By:   
Its: 

General Partner:

Benke Ranch Development, L.L.C.

By:   
Thomas E. Dreiss, President





GRAY • JANSING & ASSOCIATES, INC.

October 13, 1999

Ms. Elizabeth Carol  
Planning Department  
City of San Antonio  
114 W. Commerce, 4<sup>th</sup> Floor  
San Antonio, Texas 78283

**RE: Wind Gate Ranch PUD/POADP  
GJA No. 1360-8148-13**

Dear Ms. Carol:

Enclosed is 12 copies of the PUD/POADP plan for Wind Gate Ranch, an application for each, filing fees for each, one 8 ½" X 11" reduction, agent authorization forms, and the related tax maps. I have also enclosed the partnership agreement showing that Tom Dreiss is part of the partnership that owns the land. Copies of this have been sent out to TxDOT and the Aquifer Studies Department at SAWS.

Please do not hesitate to contact me with any questions or comments.

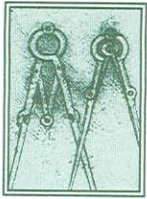
Sincerely,

**GRAY ♦ JANSING & ASSOCIATES, INC.**

Kerri K. Peña

KKP:bj  
Enclosures

cc: Mr. John M. Jansing, Jr., P.E.; Gray ♦ Jansing & Associates, Inc.  
Mr. Stephen K. Collins, P.E.; Gray ♦ Jansing & Associates, Inc.



GRAY • JANSING & ASSOCIATES, INC.

February 9, 2000

Ms. Elizabeth Carol  
City of San Antonio Planning Department  
114 W. Commerce, 4<sup>th</sup> Floor  
San Antonio, Texas 78283-3966

**RE: Planned Unit Development Plan for Wind Gate Ranch Section 1  
Preliminary Overall Area Development Plan of Wind Gate Bluffs/Wind Gate Ranch  
GJA No. 1360-8148-95**

Dear Ms. Carol:

For review and approval, I have enclosed eight (8) blue-line copies of the revised PUD Plan for Wind Gate Ranch Section 1, one (1) 8-1/2" x 11" reduction of the revised PUD Plan for Wind Gate Ranch Section 1, sixteen (16) blue-line copies of the revised POADP of Wind Gate Bluffs/Wind Gate Ranch, and two (2) 8-1/2" x 11" reductions of the revised POADP of Wind Gate Bluffs/Wind Gate Ranch.

The PUD Plan for Wind Gate Ranch Section 1 and the POADP of Wind Gate Bluffs/Wind Gate Ranch were revised to show the 20-foot right-of-way dedication, as required by the Texas Department of Transportation (TxDOT).


Please note that the details titled Typical One-Way Double Lane Cross Sections and Typical Two-Way Single Lane Cross Sections, on the PUD Plan for Wind Gate Ranch Section 1, were also revised.

Moreover, lines designating adjacent properties were inadvertently omitted when the POADP of Wind Gate Bluffs/Wind Gate Ranch was plotted and resubmitted last week, after Ms. Karen Stahn with the San Antonio Water System Aquifer Studies Division notified me that the location of the Edwards Aquifer Recharge Line was incorrect. This oversight has been corrected.

If any further information is needed, please call me.

Sincerely,

**GRAY ♦ JANSING & ASSOCIATES, INC.**

  
Kerry J. Koehler, PE

KJK:bj

cc: Mr. Thomas E. Dreiss; Thomas Dreiss & Company  
Mr. John M. Jansing, Jr., PE; Gray ♦ Jansing & Associates, Inc.  
Mr. Stephen K. Collins, PE; Gray ♦ Jansing & Associates, Inc.  
Mr. Mark S. Brown, PE; Brown Engineering Co.

Consulting Engineers

8217 Shoal Creek Blvd., Suite 200 • Austin, Texas 78757-7592 • (512)452-0371 FAX (512)454-9933

RECEIVED  
00 FEB 11 AM 7:59  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

TO: Mike Herrera  
Planning

DATE <u>5/23/00</u>	JOB NO <u>340-004-00</u>
ATTENTION	
RE: <u>Wind Gate POADP</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings      ☒ Prints      ☐ Plans      ☐ Samples      ☐ Specifications  
☐ Copy of letter      ☐ Change order      ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>ce</u>		<u>EA</u>	<u>Final POADP</u>

RECEIVED  
 00 MAY 23 PM 2:01  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☒ For approval      ☐ Approved as submitted      ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use      ☐ Approved as noted      ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested      ☐ Returned for corrections      ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment      ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS

Mike,  
Thanks for your help-  
Please try to get the letter out ASAP-

COPY TO \_\_\_\_\_

SIGNED Mark

# GRAY•JANSING & ASSOCIATES, INC.

8217 SHOAL CREEK BLVD., SUITE 200  
AUSTIN, TEXAS 78757-7592  
(512) 452-0371

## TRANSMITTAL

TO: MS. ELIZABETH CAROL DATE: FEBRUARY 9, 2000  
SAN ANTONIO PLANNING DEPARTMENT JOB #: 1360-8148-95  
114 WEST COMMERCE, 4<sup>TH</sup> FLOOR VIA: Hand Delivered U.S. Mail  
SAN ANTONIO, TEXAS 78283-3966 OTHER: FedEx

PROJECT: PUD PLAN FOR WIND GATE RANCH SECTION 1 PHONE No. (210) 207-7900  
POADP OF WIND GATE BLUFFS/WIND GATE RANCH

ENCLOSURES: ☒ Correspondence ☐ Report ☐ Specifications  
☒ Prints ☐ Pay Estimates ☐ Submittal Data  
☐ Original Drawings ☐ Change Orders ☒ Other

ITEM NO.	COPIES	DESCRIPTION
1	1	SUBMITTAL LETTER
2	8	PUD PLAN FOR WIND GATE RANCH SECTION 1
3	1	8-1/2"x11" REDUCTION OF PUD PLAN FOR WIND GATE RANCH SECTION 1
4	<del>18</del> 6	POADP OF WIND GATE BLUFFS/WIND GATE RANCH
5	2	8-1/2"x11" REDUCTION OF POADP OF WIND GATE BLUFFS/WIND GATE RANCH

☐ For Your Files ☐ For Review & Comment ☐ Approved As Submitted  
☐ As Requested ☐ For Your Signature ☐ Returned For Corrections  
☒ For Approval ☐ For Payment ☐ Other

REMARKS: \_\_\_\_\_

CC: \_\_\_\_\_

SIGNED: \_\_\_\_\_



RECEIVED  
30 FEB 14 PM 3:13  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES





GRAY • JANSING & ASSOCIATES, INC.

February 9, 2000

Ms. Elizabeth Carol  
City of San Antonio Planning Department  
114 W. Commerce, 4<sup>th</sup> Floor  
San Antonio, Texas 78283-3966

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Preliminary Overall Area Development Plan of Wind Gate Bluffs/Wind Gate Ranch  
GJA No. 1360-8148-95**

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Moreover, lines designating adjacent properties were inadvertently omitted when the POADP of Wind Gate Bluffs/Wind Gate Ranch was plotted and resubmitted last week, after Ms. Karen Stahn with the San Antonio Water System Aquifer Studies Division notified me that the location of the Edwards Aquifer Recharge Line was incorrect. This oversight has been corrected.

If any further information is needed, please call me.

Sincerely,

GRAY ♦ JANSING & ASSOCIATES, INC.

  
Kerry J. Koehler, PE

KJK:bj

cc: Mr. Thomas E. Dreiss; Thomas Dreiss & Company  
Mr. John M. Jansing, Jr., PE; Gray ♦ Jansing & Associates, Inc.  
Mr. Stephen K. Collins, PE; Gray ♦ Jansing & Associates, Inc.  
Mr. Mark S. Brown, PE; Brown Engineering Co.

Consulting Engineers

8217 Shoal Creek Blvd., Suite 200 • Austin, Texas 78757-7592 • (512)452-0371 FAX (512)454-9933

RECEIVED  
00 FEB 14 PM 3:13  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

**GRAY ♦ JANSING & ASSOCIATES, INC.**

8217 SHOAL CREEK BLVD., SUITE 200

AUSTIN, TEXAS 78757-7592

(512) 452-0371

**TRANSMITTAL**

TO: MS. ELIZABETH CAROL DATE: JANUARY 25, 2000  
SAN ANTONIO PLANNING DEPARTMENT JOB #: 1360-8148-95  
114 WEST COMMERCE, 4<sup>TH</sup> FLOOR VIA: Hand Delivered U.S. Mail  
SAN ANTONIO, TEXAS 78283-3966 OTHER: FedEx

PROJECT: PUD PLAN FOR WIND GATE RANCH SECTION 1 PHONE No. (210) 207-7900  
POADP OF WIND GATE BLUFFS/WIND GATE RANCH

ENCLOSURES: ✓ Correspondence Report Specifications  
✓ Prints Pay Estimates Submittal Data  
Original Drawings Change Orders ✓ Other

ITEM NO.	COPIES	DESCRIPTION
1	1	SUBMITTAL LETTER
2	1	PUD PLAN APPLICATION
3	8	PUD PLAN FOR WIND GATE RANCH SECTION 1
4	1	8-1/2"x11" REDUCTION OF PUD PLAN
5	1	CITY OF SAN ANTONIO POADP APPLICATION FOR WIND GATE BLUFFS
6	1	CITY OF SAN ANTONIO POADP APPLICATION FOR WIND GATE RANCH
7	16	POADP OF WIND GATE BLUFFS/WIND GATE RANCH
8	2	8-1/2"x11" REDUCTION OF POADP
9	1	BENKE RANCH, LTD. \$22.20 CHECK (NO. 1016) FOR FEE INCREASE
10	1	GJA \$381.10 CHECK (NO. 11317) FOR POADP REVIEW OF WIND GATE BLUFFS
11	1	INITIAL SUBMITTAL DOCUMENTS

For Your Files For Review & Comment Approved As Submitted  
As Requested For Your Signature Returned For Corrections  
✓ For Approval For Payment Other

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CC: THOMAS E. DREISS; THOMAS DREISS & CO.  
JOHN M. JANSING, JR., P.E.; GRAY ♦ JANSING  
STEPHEN K. COLLINS, P.E.; GRAY ♦ JANSING  
MARK S. BROWN, P.E.; BROWN ENGINEERING

SIGNED: \_\_\_\_\_





GRAY-JANSING & ASSOCIATES, INC.

1093

CITY OF SAN ANTONIO  
Benke PUD

370.00

09/20/99

10935

\$370.00

GRAY-JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200 PH. 512-452-0371  
AUSTIN, TX 78757

COMPASS BANK  
AUSTIN, TEXAS  
35-1054-1130

1093

10935

Three Hundred Seventy and 00/100 Dollars

DATE

AMOUNT

09/20/99

\$370.00

PAY  
TO THE  
ORDER  
OF

CITY OF SAN ANTONIO

VOID AFTER 90 DAYS

⑈010935⑈ ⑆113010547⑆

15003806⑈

GRAY-JANSING & ASSOCIATES, INC.

10936

CITY OF SAN ANTONIO  
Benke POADP

470.00

09/20/99

10936

\$470.00

GRAY-JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200 PH. 512-452-0371  
AUSTIN, TX 78757

COMPASS BANK  
AUSTIN, TEXAS  
35-1054-1130

10936

10936

Four Hundred Seventy and 00/100 Dollars

DATE

AMOUNT

09/20/99

\$470.00

PAY  
TO THE  
ORDER  
OF

CITY OF SAN ANTONIO

VOID AFTER 90 DAYS

⑈010936⑈ ⑆113010547⑆

15003806⑈



March 3, 2000

Elizabeth Carol	Planning	207-7900
Lisa Gonzalez	COSA DO	207-2888
Michael Herrmann	Brehan County	335-6700 <sup>ext 7875</sup>
Jesus H. Garza	COSA Planning	207-2850
Todd Sang	PUBLIC WORKS	207-7741
Ernest Braun	COSA Planning	207-7207
Tom Wendorf	COSA PW	207-8025
Fernando DeLeon	COSA PW	207-7501
Debbie Reid	COSA BI	8053
Carlos A. Sanchez	COSA PW	207-8156
William Burrus	COSA BI	207-8248
Amy Bellard	PW	7720

March 10, 2000

Elizabeth Carol Planning 207-7900

Mark Brown BBEO 494 5511

KETTY J. KOENIG STAY & SANSING (512) 452-0371

Tom DRAISS 493 1444

Sherry L. Mosier 222-1500

Michael Bogard City Arborist Office 207-8288

Jessie A. GARZA 207-7950

Bob Qitz 207-7587

CARLOS A. SANCHEZ P.W. 207-8156

Rey Ramon Planning 207-7834

Michael A. Herron & Beyer County 335-6700 (XT. 3839)

Fernando De Leon 207-7501

David Earl Earl & Assoc. 222-1500

Tom Wendorf 207-8025



Feb 25, 2000

Elizabeth Corol	Planning	X 7900
Bob Giff		X 7587
Michael Hanna	B. C.	270-6760, Ext. 3835
Dennis Rion	<del>Pro</del> -Dawson	375-9000
CARLOS A. SANCHEZ	P. W.	8156
Fernando De Leon	PW	7501
Andy Ballard	PW	7732
Jesus Orta	Play	7850
Ernest Brown	Aug	7207